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COUNTRY LIFE

TAVISTOCK STREET, STRAND, LONDON, W.C. 2.

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SATURDAY, OCTOBER 17th, 1925.

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 The Winter Garment of Repentance fling."
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It is a book you should certainly buy and read, for although you may feel that your fitness and your figure are fairly safe for the present... will they be safe at forty?

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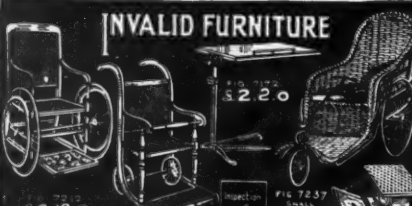
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COUNTRY LIFE

THE JOURNAL FOR ALL INTERESTED IN COUNTRY LIFE
AND COUNTRY PURSUITS.

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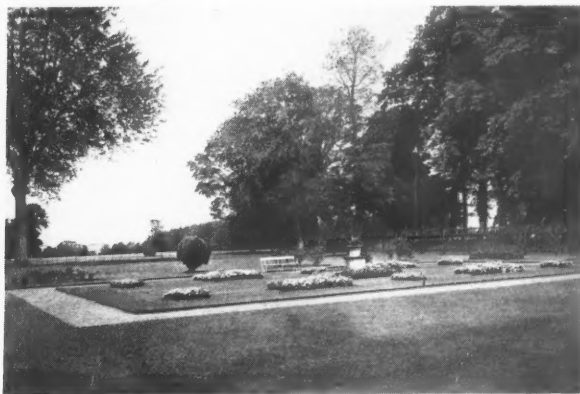
KNIGHT, FRANK & RUTLEY AND WALTON & LEE THE ESTATE SALE ROOMS, LONDON, W. 1.

BY DIRECTION OF SIR ALFRED READ.

WILTSHIRE, SOMERSET AND GLOUCESTERSHIRE BORDERS

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THE FREEHOLD RESIDENTIAL, AGRICULTURAL AND SPORTING PROPERTY, KNOWN AS
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INCLUDING STONE-BUILT MANSION OF GEORGIAN PERIOD, most luxuriously appointed throughout and seated in a well timbered park, 550ft. above sea level with good views over an expanse of country. The Mansion, which has been recently remodelled and the subject of great expenditure, includes lounge hall, six reception rooms, 25 bed and dressing rooms, seven bathrooms, complete domestic offices; electric light, central heating throughout, telephone. First-class stabling and garage. Inexpensive and well-timbered grounds and gardens, with rose garden, hard and grass courts, walled garden; avenue drives, and two lodges. THE HOME FARM, with picturesque Cotswold Manor House and old fruit garden. MODEL STUD BUILDINGS, including range of loose boxes for brood mares. Beautiful wooded glen intersects the Estate for over two miles. The remainder of the Estate includes good park and pastureland, 300 acres of woodland, dairy farm of 70 acres, the Hamlet of Thickwood; in all about

916 ACRES.

To be offered for SALE by AUCTION, as a whole or in Lots (in conjunction with Messrs. NICHOLAS), at the Angel Hotel, Chippenham, on Thursday, October 29th, 1925, at 4 p.m. (unless previously Sold in the meantime).

Solicitors, Messrs. J. F. READ & BROWN, 77A, Lord Street, Liverpool; and Messrs. WITHAM, ROSKELL, MUNSTER & WELD, 1, Gray's Inn Square, W.C. 1.

Auctioneers, Messrs. NICHOLAS, 4, Albany Court Yard, Piccadilly, W. 1, and at Reading; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

HAS JUST COME INTO THE MARKET. FOR SALE, FREEHOLD.

LEWESTON MANOR, DORSET

SHERBORNE (MAIN LINE) THREE MILES. TELEGRAPH LONG BURTON ONE MILE.

SOME 1,083 ACRES. MAINLY PASTURE, CONSIDERABLE WOODLAND, AND BEAUTIFUL TIMBERED PARK.



Except a few acres right outside, the Estate comprises the ENTIRE PARISH OF LEWESTON, of which the owner is Lay Rector, with a most attractive Private Chapel (about 1600 A.D., old oak, etc.) near the House. Owner is also LORD OF THE MANORS OF LEWESTON AND OF LONG BURTON.

FINE GEORGIAN HOUSE, DUE SOUTH, ABOUT 400FT. ABOVE SEA LEVEL.

Three handsome reception rooms (en suite), two or three others, billiard room, about 20 principal bed and dressing and five bathrooms, excellent servants' accommodation and offices. Most efficient central heating. Entirely modern drainage (certified annually), and automatic supply of spring water.

EXCELLENT GARAGES, STABLES, KITCHEN GARDENS, HOME FARM, AND AMPLE COTTAGES.

THE FLOWER AND ORNAMENTAL TREE GARDENS

ARE ABOUT THE MOST BEAUTIFUL IN DORSET, WITH MAGNIFICENT VIEWS AND EASILY MAINTAINED.

HUNTING practically every day—the Blackmore Vale were hunted from Leweston for some 20 years. GOOD SHOOTING might be largely increased.

POLO AND GOLF NEAR.

A charming and most interesting Property belonging to three different families only in some 1,000 years.

The RESIDENCE is fully FURNISHED, and if desired nearly all the contents could be taken at valuation, and early possession given.

Will be SOLD by AUCTION early next year (unless previously disposed of by Private Treaty).—Can be inspected only by orders to view from the Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

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TWO BATHROOMS.

GRAVEL SOIL.
ARTIFICIAL LIGHTING.

CENTRAL HEATING.
COMPANY'S WATER.

TWO COTTAGES. EXCELLENT BUILDINGS.

SHADY OLD GARDENS AND GRASSLAND; in all

FOURTEEN ACRES.

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375FT. UP.

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UPPER BOWDEN FARM,

comprising

A COMFORTABLE OLD FURNISHED HOUSE.

TWO RECEPTION ROOMS,
SEVEN BEDROOMS,
TWO BATHROOMS, ETC.

SPLENDID BUILDINGS. MODEL COWHOUSE. STABLING FOR SEVEN.

TWO MODERN RANGES OF 40 DOG KENNELS.

THREE ENCLOSURES OF GRASS.

In all

20 ACRES.

WILL BE SOLD BY AUCTION IN OCTOBER, IF NOT SOLD PRIVATELY
IN THE MEANWHILE.

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WITHIN A DRIVE OF HORSHAM, GUILDFORD, GODALMING AND PETWORTH.



HUNTING
with Lord Leconfield's, the Chiddingfold and the Crawley and Horsham packs.

GOOD SHOOTING. FISHING.

GEORGIAN RESIDENCE
of moderate size in a beautifully timbered oak park and woods; large sitting hall, four reception rooms, about thirteen bedrooms, four bathrooms, and offices; all the necessary appurtenances, including stabling, garage, cottages.

CHARMING GROUNDS
and good walled kitchen garden; home farm with farmhouse, necessary buildings, etc.

313 OR 593 ACRES.

For SALE Privately, at a low price.

Vendor's Solicitors, Messrs. RAVENSCROFT, WOODWARD & Co., 15, John Street, Bedford Row, W.C.
Sole Agents, Messrs. WINKWORTH & Co., 48, Curzon Street, Mayfair, W. 1.



CHILTERN HILLS

40 MILES FROM LONDON.

QUEEN ANNE COUNTRY HOUSE.

500FT. ABOVE SEA LEVEL ON DRY SOIL.
OF BEAUTIFULLY TONED RED BRICK AND
WITH MANY SPECIAL FITTINGS, such as
PANELLING.

EXQUISITE OLD STAIRCASE,
PLASTER WORK, ETC.

Eighteen bedrooms, four bathrooms, sitting hall, five
reception rooms and offices.

ELECTRIC LIGHT, CENTRAL HEATING.

Stabling, garage, lodge, cottages.

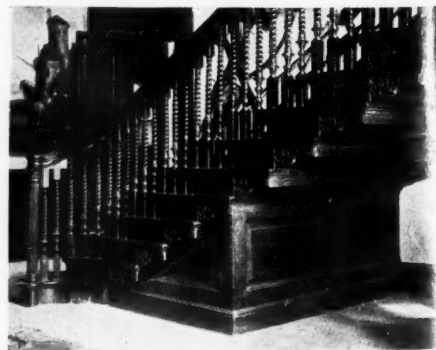
CHARMING GROUNDS.
GOOD KITCHEN GARDEN, PARK AND WOODS.

In all about

150 ACRES.

FOR SALE, FREEHOLD, OR THE HOUSE, ETC.,
TO BE LET, FURNISHED, FOR WINTER.

Inspected and recommended by the Agents, Messrs.
WINKWORTH & Co., 48, Curzon Street, Mayfair, London,
W. 1.



PART OF THE STAIRCASE.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.



BY DIRECTION ON THE EXECUTORS OF THE LATE LADY MIRRIELES.
FIRST TIME IN THE MARKET.

DORKING AND GUILDFORD (BETWEEN).

Three miles from station, six miles from a market town, from whence London is reached in 45 minutes.

TO BE SOLD,

FREEHOLD RESIDENTIAL PROPERTY,

situated in a favourite district, close to village, churches, and post and telegraph offices. Erected about 1895, stands 670ft. above sea level on sand soil, and commands magnificent views, S. and S.W. of undulating well-timbered country; carriage drive, picturesque lodge at entrance. Lounge hall, billiard room, garden room, two reception rooms, ten principal bed and dressing rooms, ten secondary bed and dressing rooms, five bathrooms, well-equipped domestic offices. *Electric light, central heating, telephone, and modern conveniences.* Secondary Residence, built from materials removed from an old Sussex Farmhouse, and containing large common room, seven bedrooms, bathroom. Ample stabling and garage accommodation, five cottages, both; riding school and various other useful outbuildings. THE GARDENS and GROUNDS are a special feature, and have been extremely well laid out with great skill and care, and include sloping timbered lawns, terraces, brick pergola, two tennis courts, and rock garden, famous throughout the country. Cricket ground and pavilion. The remainder of land is chiefly woodland with the exception of two paddocks. In all

130 ACRES.

THE WHOLE PROPERTY IN EXCELLENT ORDER THROUGHOUT.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,400.)

ADDERBURY HOUSE. BANBURY

SEVENTEEN MILES FROM OXFORD AND ABOUT ONE-AND-A-HALF HOURS OF LONDON.

TO BE SOLD,

THIS FREEHOLD ESTATE of about

360 ACRES

with its ATTRACTIVE JACOBEOAN RESIDENCE, built about 1626 by the Earl of Rochester. It enjoys delightful views over well-timbered parklands, is approached along a shady carriage drive with lodge at entrance, and contains:

LOUNGE HALL,
BILLIARD ROOM,
THREE RECEPTION ROOMS,
SEVENTEEN BED AND DRESS-
ING ROOMS,
and three men's rooms with separate approach,

THREE BATHROOMS
and adequate domestic offices.

Electric light. Central heating.

DELIGHTFUL
OLD-WORLD GARDENS,

WIDE SPREADING LAWNS,
TENNIS COURTS,
SHADY WALKS,

Three completely walled kitchen gardens and a range of hothouses. There are

THREE GOOD FARMS,

one known as the "Stud Farm," where Jeddah, a Derby winner, was born and stabled.

One-and-three-quarter miles of exclusive
TROUT FISHING.

Hunting with the Heythrop, Bicester and Warwickshire Foxhounds.



Full particulars of the Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.

BY DIRECTION OF THE RIGHT HON. LORD DARYNGTON, P.C.

SURREY

About 350ft. above sea level; half a mile from Witley Station.

THE FREEHOLD RESIDENTIAL PROPERTY,

"PINWOOD," WITLEY.

THE COMFORTABLE COUNTRY RESIDENCE stands high on sandy soil among the pine woods, commands magnificent views, and contains four reception rooms, billiard room, sixteen bed and dressing rooms, four bathrooms and complete offices. *Electric light, main water, central heating, gas, telephone; garages, two cottages, stabling.*

THE MATURED PLEASURE GROUNDS are beautifully timbered with scots pines and silver birch, and contain tennis lawns, squash racket court, walled kitchen garden with glass houses and many charming woodland walks. The Property extends in all to about

SIXTEEN ACRES.

To be offered for SALE by AUCTION, in the Hanover Square Estate Room, on Friday, November 17th, 1925, at 2.30 p.m. (unless previously sold privately).

Solicitors, Messrs. WARRENS, 5, Bedford Square, W.C. 1.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



KNIGHT, FRANK & RUTLEY, (20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., xiv., xv. and xxvii.)

Telephones:
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2716 " Glasgow.
17 Ashford.

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"Selanlet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages viii., xxiv., xxv. and xxvi.)

Branches: { Wimbledon
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Hampstead
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BY DIRECTION OF MAJOR F. B. STAPLETON-BRETHERTON.

WARWICKSHIRE

IN THE BANBURY DISTRICT.

Two miles from Fenny Compton Station, five miles from Kington, seven miles from Banbury.
IN THE WARWICKSHIRE HUNT.

THE VERY ATTRACTIVE FREEHOLD RESIDENTIAL ESTATE, KNOWN AS
"AVON CARROW," AVON DASSETT.



INCLUDING A BEAUTIFULLY EQUIPPED RESIDENCE OF ORIGINAL CHARACTER.
Built of local stone in the Tudor style, and containing central hall, fine music room, three other reception rooms, fourteen bed and dressing rooms, five bathrooms, excellent offices.

ELECTRIC LIGHT. TELEPHONE. MODERN SANITATION.

FIRST-CLASS HUNTING STABLES, consisting of fourteen loose boxes, four stalls, wash box, messroom, two garages, stud groom's flat, gardener's and chauffeur's cottages.

VERY PRETTY GARDENS, with fine stone terrace and lawn, two tennis courts, rose garden, herbaceous borders, kitchen and fruit gardens, and paddock; extending to about SEVENTEEN ACRES.

FOR SALE, WITH POSSESSION.

TWO CAPITAL FARMS OF 78 AND 102 ACRES RESPECTIVELY. HIGHLY VALUABLE FEEDING PASTURES.
THE VILLAGE POST OFFICE AND TWO OTHER COTTAGES, ACCOMMODATION LAND, SMALL HUNTING BOX WITH STABLING; the whole covering an area of about

276 ACRES.

FREE OF TITHE AND LAND TAX; OR

THE HOUSE WITH ABOUT EIGHTEEN ACRES.

HAMPTON & SONS are instructed to SELL by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on TUESDAY, NOVEMBER 3RD, 1925, at 2.30 p.m. precisely (unless previously disposed of).
Vendors' Solicitors, Messrs. TAYLOR, KIRKMAN & MAINPRICE, 8, John Dalton Street, Manchester; Estate Agent, H. Coverdale, Esq., Wigan.—Particulars, with plans, views and conditions of Sale to be obtained from the Auctioneers.
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

BY ORDER OF MAJOR F. B. STAPLETON-BRETHERTON.

OXFORDSHIRE

Two-and-a-half miles from Aston Rowant Station, three-and-a-half from Thame Station and Market Town, thirteen miles from Oxford.

THE VERY ATTRACTIVE FREEHOLD RESIDENTIAL PROPERTY,
known as

"ATTINGTON HOUSE," TETSWORTH, OXON.

together with the

WELL-KNOWN STUD FARM.

THE OLD-FASHIONED HOUSE, with modern additions, occupies a choice position on a southern slope about 300ft. above the sea, approached by a long carriage drive, and contains hall and cloakroom, three reception rooms, ten bed and dressing rooms, three bathrooms, and domestic offices.

ELECTRIC LIGHT. CENTRAL HEATING. AMPLE WATER.
CHARMING GARDENS, with lawns, rose garden, ornamental water, productive kitchen garden, etc.; two garages, chauffeur's flat.

COMPLETE STUD PREMISES, with 21 boxes in three ranges, stud groom's house and three cottages.

FIRST-RATE PADDOCKS, railed and well watered; the whole extending to about

93 ACRES.

the Property throughout being in first-class order.

POSSESSION ON COMPLETION.

HAMPTON & SONS are instructed to SELL by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, November 3rd, 1925, at 2.30 p.m. precisely.

Vendor's Solicitors, Messrs. TAYLOR, KIRKMAN & MAINPRICE, 8, John Dalton Street, Manchester.

Particulars, with plan, views and conditions of Sale, may be obtained of the Auctioneers.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



IN BANKRUPTCY.



ESTATE BARGAIN.

HAMPSHIRE

FOR IMMEDIATE SALE.

VERY ATTRACTIVE RESIDENTIAL AND SPORTING ESTATE OF

420 ACRES.

GEORGIAN HOUSE,

IN CAPITAL ORDER, WITH MODERN CONVENIENCES.

Large halls, four reception and billiard rooms, seventeen bedrooms, three bathrooms, very good offices.

SANDY SOIL. ELECTRIC LIGHT. CENTRAL HEATING.
GARAGE. STABLING. HOME FARM. NINE COTTAGES.

Charming gardens with grand timber, park and woodlands, nearly all in hand.

Full particulars of the Sole Agents,

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

Offices: 20, ST. JAMES' SQUARE, S.W.1

Oct. 17th, 1925.

Supplement to COUNTRY LIFE.

vii.

Telephone Nos.:
Regent 4322 and 4305.

OSBORN & MERCER

Telegraphic Address:
"Overbid-Piccy, London."

"ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

EXCELLENT TRAIN SERVICE TO CITY AND WEST
AND IN LESS THAN AN HOUR.

KENT

(Close to a station.—To be SOLD,

A WELL APPOINTED RESIDENCE,
standing on an eminence in a small but well-timbered park.
It is approached by a carriage drive with lodge, and contains

Four reception, billiard, nine bed and dressing
rooms, three bathrooms, etc.

ELECTRIC LIGHT. CENTRAL HEATING.
COMPANY'S WATER. MAIN DRAINAGE. TELEPHONE.

The GARDENS AND GROUNDS are shaded by many
beautiful old trees; garage and stabling, cottage, etc.; about
EIGHT ACRES of valuable orcharding; the whole ex-
tending to

34 ACRES.

Or the Residence with SIXTEEN ACRES would be Sold.
Agents, Messrs. OSBORN & MERCER. (14,655.)

ONE-AND-THREE-QUARTER HOURS. RAIL FROM
LONDON.

SOMERSET

About five miles from a first-class town.

TO BE SOLD,

A CHARMING OLD TUDOR RESIDENCE,
containing lounge hall, three reception, ten bed and dressing
rooms, etc., and standing at an altitude of 360FT. with
SOUTH ASPECT and SPLENDID VIEWS, in

WELL MATURED GROUNDS AND GARDENS,
studded with fine old trees; pasture and woodland; stabling
and garage.

£4,800 WITH 40 ACRES.

More land adjoining could probably be purchased.
Agents, Messrs. OSBORN & MERCER. (14,610.)



WEST SUSSEX

IN A FAVOURITE PART ONE-AND-A-HALF HOURS
OF TOWN.

TO BE SOLD, a fine replica of an

EARLY ENGLISH HOUSE,

fitted with modern requirements and in excellent order
throughout.

Lounge hall, three reception rooms, eleven
bed and dressing rooms, two bathrooms,
servants' hall, etc.

CAPITAL FARMERY. THREE COTTAGES.

CHARACTERISTIC GROUNDS
and park-like pasture and woodlands of nearly
100 ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,706.)

40 MILES NORTH OF TOWN

TO BE SOLD,

A RESIDENTIAL AND SPORTING ESTATE OF
1,000 ACRES,

lying compactly together in a ring fence, together with a
FINE OLD GEORGIAN RESIDENCE,
occupying a splendid position 300FT. UP, with south-west
aspect, overlooking the

WELL-TIMBERED DEER PARK

and fifteen-acre lake.
Electric light. Excellent water supply.

The pleasure grounds are studded with fine specimen
trees; ample stabling; several farmhouses and
buildings, cottages, etc.
Agents, Messrs. OSBORN & MERCER. (13,511.)

SUSSEX

FAVOURITE PART, UNDER AN HOUR OF TOWN.

FOR SALE,

CHARMING GEORGIAN HOUSE,

in excellent order and fitted with every modern convenience,
including

ELECTRIC LIGHT. COMPANY'S WATER.
CENTRAL HEATING. TELEPHONE.

Lounge hall, three well-proportioned reception rooms, billiard
room, eight bedrooms, two bathrooms, servants' hall, etc.
STABLING AND COTTAGE.

BEAUTIFUL OLD GROUNDS with wide-spreading lawns,
herbaceous borders, etc.

PRICE ONLY £4,250.

Agents, Messrs. OSBORN & MERCER, as above. (14,639.)

UNDER £13 AN ACRE

HANTS (near to a station and within easy motoring
distance of a FIRST-CLASS TOWN and station whence
LONDON IS REACHED IN JUST OVER THE HOUR.

TO BE SOLD,

A FREEHOLD AGRICULTURAL ESTATE
of about

1,570 ACRES,

comprising briefly TWO SMALL RESIDENCES, stabling
and garage, ample buildings, several cottages, etc.

Agents, Messrs. OSBORN & MERCER. (14,280.)

GLOUCESTERSHIRE

Within easy motoring distance of two towns, about
two-and-a-half hours' rail from London, and in a GOOD
HUNTING COUNTRY. TO BE SOLD,

A BEAUTIFUL OLD MANOR HOUSE,

surrounded by delightful old-world grounds, in the midst of
park-like lands. SEVERAL FARMS with houses and
buildings, numerous cottages, etc.

EXCELLENT SHOOTING. TROUT FISHING for a con-
siderable distance in river intersecting Estate. Total area
of Property over

3,300 ACRES.

For further particulars apply to Messrs. OSBORN and
MERCER. (13,950.)

HAMPSHIRE

ABOUT ONE HOUR FROM TOWN.

FOR SALE, a charming

QUEEN ANNE HOUSE,

panelled throughout and constituting a fascinating example
of the period.

Lounge hall, five reception rooms, fifteen bed and dressing
rooms, three bathrooms; Company's water and gas, telephone.

Stabling. Farmery. Two cottages.

REMARKABLY BEAUTIFUL GROUNDS

with many fine trees, long herbaceous borders, ornamental
ponds, kitchen garden, orchard, pasture and woodland; in
all nearly

80 ACRES.

Inspected by Messrs. OSBORN & MERCER, as above.
(14,697.)

SMALL PROPERTIES

BUCKS. Half an hour by rail; delightful district;
stands high on gravel soil; lounge hall, three
reception, six bed, etc.; electric light, Com-
pany's water, modern drainage; garage;
beautiful grounds, kitchen garden and orchard,
TWO ACRES. (M 1213.)

HERTS. Under 40 minutes from Town and ten from
station.—An attractive old COTTAGE RESI-
DENCE of two reception, five bedrooms, bath-
rooms, etc.; standing 300FT. up on GRAVEL
SOIL, with south aspect, in delightful grounds,
lawns, orchard and meadowland of SIX ACRES.
Company's water, main drainage, telephone.
(M 1175.)

SURREY About a mile from station and just over an
hour's rail; several GOLF COURSES within
easy reach; three reception, eight bed, etc.;
garage and bungalow; charming grounds,
tennis and other lawns, kitchen garden, orchard
and paddock; FOUR ACRES. (M 1207.)

BUCKS. 45 minutes' rail from Town; 600ft. up and
commanding magnificent views; lounge hall,
three reception, billiard, six bedrooms, etc.;
electric light, central heating, Company's water,
telephone; garage; fine grounds, lawns,
kitchen garden, orchard and paddock, etc.;
SIX ACRES. (M 1208.)

SUSSEX. Three-quarters of a mile from a station.—Old-
fashioned RESIDENCE; three reception,
seven bedrooms, etc.

ONE ACRE. 400ft. up. South aspect.
£4,200 Company's water, modern drainage, telephone.
Tastefully disposed grounds and gardens;
9 ACRES. stabling, garage, etc. (M 1189.)

HERTS. 40 minutes from Town and a mile from a
station.—Hall, two reception, seven bedrooms,
etc.; stands well up on gravel soil; Company's
water and gas, main drainage, electric light
available; walled kitchen garden, lawn and
grounds of about AN ACRE; garage and rooms
for man, stabling, etc. (M 1168.)

KENT. Within easy reach of a first-class town.—Five
acres; three reception, six bedrooms, large
boxroom, bathroom, etc. The Residence
stands well up, with south aspect and fine
views; Company's water; garage; gardens
and grounds, meadow partly planted with
fruit trees. (M 1178.)

HANTS. In a favourite district.—The RESIDENCE,
approached by carriage drive with lodge, stands
on GRAVEL subsoil and contains three recep-
tion, eight bed and dressing rooms, etc.; electric
light, modern drainage; well laid-out grounds
and gardens; garage and stables, man's room
etc. SEVEN ACRES. (M 1188.)

WILTSHIRE

Close to village and station, and within easy motoring distance
of a town and station whence

LONDON IS REACHED IN ONE HOUR AND 40 MINUTES.
HUNTING. SHOOTING. FISHING. GOLF.

TO BE SOLD,

A FINE OLD STONE-BUILT RESIDENCE,
containing four reception, billiard, 20 bed and dressing rooms,
six bathrooms, etc.; delightfully situated with SOUTH
ASPECT, about 300FT. UP, in

CHARMING GROUNDS AND GARDENS,
which include wide-spreading lawns shaded by splendid
specimen trees, large walled kitchen garden,

GRANDLY TIMBERED AND EXTENSIVE PARK.

The Estate, which extends to over

6,500 ACRES,

is intersected and bounded for a considerable distance by a
TROUT RIVER,

and the AGRICULTURAL PORTION embraces excellent
FARMS, SMALL HOLDINGS and numerous COTTAGES.
Further information can be obtained on application to
Messrs. OSBORN & MERCER.

DEVON

In a favourite part and within a mile of a town and station.—

To be SOLD, PICTURESQUE STONE-BUILT RESI-
DENCE, containing lounge hall, four reception, ten bed and
dressing rooms, two bathrooms, etc.

Electric light and gas. Central heating. Telephone.

It stands high, faces south, and enjoys extensive and beautiful
views; stabling and garage, three good cottages; attractive
and well-timbered grounds and gardens.

Farmhouse and buildings, park-like lands; in all about

32 ACRES.

Agents, Messrs. OSBORN & MERCER. (14,569.)



HERTFORDSHIRE HILLS

Only a mile from a station, one hour of Town.

FOR SALE,

THIS CHARMING HOUSE,

standing nearly 500ft. up with south-west aspect and
beautiful panoramic views across the 70-ACRE PARK,
through which it is approached by a carriage drive with
lodge at entrance.

Four reception rooms.

Music room.

Thirteen bedrooms.

Three bathrooms.

Company's water,

Central heating,

Lighting,

Telephone.

Ample stabling and garage, coachman's cottage and laundry.

Partly walled kitchen garden, orchard, glasshouses, etc.

PRICE ONLY £10,000.

Inspected and recommended by Messrs. OSBORN and
MERCER, as above. (13,402.)

SOMERSET

In a good social district.

TO BE SOLD,

A CHARMING GABLED MANOR HOUSE,
standing on loam soil, about 600FT. up, commanding glorious
views of the MENDIP HILLS, and containing

Four reception, billiard, sixteen bed and dressing rooms, etc.
Enjoyable grounds and gardens, stabling, etc. The Estate
covers about

585 ACRES.

of which 400 acres are pasture; two good farmhouses
and buildings, etc.

Agents, Messrs. OSBORN & MERCER. (14,617.)

NORFOLK

In a good social and sporting neighbourhood, and within
an easy drive of THE BROADS and a first-class town.

TO BE SOLD,

A VERY FINE RESIDENCE,

which is a delightful example of the Elizabethan style of
architecture, erected about 1850. It is placed
ON A HILL WITH GRAVEL SOIL,

in an

EXTENSIVE AND WELL-WOODED PARK,

enjoys charming views, has a southerly aspect and contains
six reception, 20 bed and dressing rooms, three bathrooms, etc.

THE GARDENS AND GROUNDS are remarkably attrac-
tive and have been planned with great taste. The cost of
maintenance is small owing to a profusion of well-grown
yew hedges and a free use of evergreen shrubs and ornamental
trees.

The AGRICULTURAL lands are well farmed and of good
quality. The whole covers about

820 ACRES.

Personally inspected by Messrs. OSBORN & MERCER.
(14,487.)

OSBORN & MERCER, "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W.1.

Telephone: Regent 7500.
 Telegrams:
 "Selanlet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., xxiv., xxv. and xxvi.)

Branches: (Wimbledon
 Phone 80
 Hampstead
 Phone 2727)

SUSSEX

THE FINEST POSITION IN THE COUNTY.

500ft. above the sea, commanding in the south-east and north-west a magnificent range of views.

CHARMING HOUSE,
 IN FIRST-CLASS ORDER AND VERY WELL FITTED.

Oak-panelled hall, three reception rooms, billiard room, eleven bed and dressing rooms, three fitted bathrooms, etc.

ON TWO FLOORS ONLY.

DELIGHTFUL GARDENS,
 with tennis and croquet lawns, yew hedges, rose garden, etc.

GARAGE AND THREE COTTAGES.

35 OR 200 ACRES.

Full particulars of the Sole Agents,
 HAMPTON & SONS, 20, St. James' Square, S.W. 1.



BUCKINGHAMSHIRE

"FRAMEWOOD," STOKE POGES.

FOR SALE.

THIS EXCEPTIONALLY CHOICE FREEHOLD RESIDENTIAL
 ESTATE OF ABOUT 200 ACRES,

with A BEAUTIFULLY APPOINTED MODERN HOUSE, well placed on gravel soil about 250ft. above sea. Panelled lounge hall, four reception rooms, billiard room, eighteen bedrooms, five baths, and complete offices.

ELECTRIC LIGHT. CENTRAL HEATING. COMPANY'S WATER.
 Heated garages. Stabling. Home farm. Ample cottages.

CHARMING PLEASURE GROUNDS,
 WITH WIDE TERRACES, LAWNS, ORNAMENTAL WATER, ETC.

Full particulars of the SOLE AGENTS,
 HAMPTON & SONS, 20, St. James' Square, S.W. 1.



20 MILES NORTH OF LONDON

FOR SALE,

CHARMING OLD GEORGIAN HOUSE IN A LOVELY PARK.

THE RESIDENCE has just been entirely remodelled and brought up to date with exquisite taste. It contains hall, four beautifully proportioned reception rooms, sixteen bed and dressing rooms, ante-room, four bathrooms.

ELECTRIC LIGHT. TELEPHONE. CENTRAL HEATING, ETC.
 STABLING. GARAGE. LODGE. COTTAGES.

THE GARDENS AND GROUNDS

ARE OF A CHARMING BUT SIMPLE CHARACTER AND ARE SURROUNDED BY THE

GRAND OLD PARKLANDS OF ABOUT
 100 ACRES.

WOULD BE DIVIDED.

Strongly recommended by the Agents,
 HAMPTON & SONS, 20, St. James' Square, S.W. 1.



BROMLEY, KENT

In the beautiful country between CHISLEHURST and BROMLEY, 300ft. up on dry gravel soil; close to several stations and under half-an-hour from Town.

"MAVELSTONE."

Exceptionally choice FREEHOLD RESIDENTIAL PROPERTY, comprising modern stone-built House in the Italian style; approached by drive and lodge, and containing on two floors only, halls, three reception rooms, billiard room, loggia, conservatory, two staircases, eight bedrooms, bathrooms, and compact offices.

GARAGE. CHAUFFEUR'S QUARTERS. GOOD REPAIR.
 CENTRAL HEATING. ELECTRIC LIGHT. MAIN DRAINAGE.

Exceptionally beautiful grounds and gardens, etc., of about

THREE-AND-A-HALF ACRES.

Also TWO CHOICE SITES of about SIX and SIX-AND-A-HALF ACRES respectively, one laid out as lovely rock garden and the other natural woodland.

WITH VACANT POSSESSION.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, November 10th, at 2.30 p.m. (unless previously sold). Solicitors, Messrs. PEACOCK & GODDARD, 3, South Square, Gray's Inn, W.C. 1. Particulars from the Auctioneers,

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

Offices: 20, ST. JAMES' SQUARE, S.W. 1

Telephone :
Mayfair 4846 (2 lines).
Telegrams :
Giddy, Weedo, London."

GIDDY & GIDDY

LONDON. WINCHESTER.

Telephone :
Winchester 394.



PART OF THE DRIVE AND SOUTH-WEST FRONT.

KNOCKHOLT, KENT

Beautiful position. 560ft. up. Facing south-west.

AUCTION, OCTOBER 27TH NEXT, unless previously Sold Privately.
PARK FARM.

A PICTURESQUE QUEEN ANNE COTTAGE RESIDENCE, with oak-panelled hall, dining and drawing rooms, eight bedrooms, two fitted bathrooms; electric light, central heating, telephone, main water; ample stabling and garage; gardener's cottage; squash rackets court; exceptionally pretty gardens, on tout cas and lawn tennis courts, Dutch garden, ample fruit, also grass and woodland; in all ABOUT FIFTEEN ACRES.

Solicitors, Messrs. REDFERN & SON, 38, Lincoln's Inn Fields, W.C. 2.
Auctioneers, 39A, Maddox Street, W. 1.



IN THE FAVOURITE DISTRICT OF

FAIRMILE

OXSHOTT AND ESHER COMMONS
FOR THE WINTER MONTHS OR WOULD BE SOLD.

THIS SINGULARLY ATTRACTIVE RESIDENCE, enjoying beautiful position with extensive views to south and west; it stands well off bye-road, and contains lounge hall, dining and drawing rooms, eight bed and dressing rooms, bathroom, good offices, with maid's sitting room.

ELECTRIC LIGHT. TELEPHONE.
MAIN WATER. GRAVEL SOIL.

CAPITAL STABLING AND GARAGE WITH TWO GOOD ROOMS OVER.
EXCEPTIONALLY FINE GARDENS with clipped yew and beech hedges, first-class tennis court, rose garden, herbaceous walks, well stocked kitchen and fruit garden, etc.; in all about

TWO-AND-A-HALF ACRES.

STATION ONE MILE. GOOD GOLF NEAR.
INSPECTED AND VERY HIGHLY RECOMMENDED by GIDDY & GIDDY,
39A, Maddox Street, W. 1.



WEST BYFLEET AND NEW ZEALAND GOLF LINKS

(CLOSE BY.)

TO BE SOLD.

THIS PICTURESQUE RESIDENCE, situate in favourite part, ten minutes from station; three reception and seven bedrooms, dressing room, bathroom, usual offices.

ELECTRIC LIGHT AND POWER.
CENTRAL HEATING.
GAS AND MAIN WATER.
TELEPHONE.

Garage for large car; grounds with flagged terrace, rose garden and tennis court
ABOUT ONE-AND-A-HALF ACRES.

PRICE, FREEHOLD, £4,350.

PERSONALLY INSPECTED AND RECOMMENDED by GIDDY & GIDDY,
39A, Maddox Street, W. 1.

BORDERS OF HERTS AND ESSEX

THE VALUABLE FREEHOLD,
RESIDENTIAL AND
AGRICULTURAL ESTATE
known as

"ROFFEY," DUNMOW.

Comprising the attractive moderate-sized Gentleman's RESIDENCE, pleasantly situated on high ground and reached by a private road, and having delightful gardens with tennis lawn and productive orchard.

Stabling, garage.

EXTENSIVE

HOMESTEADING.

Also secondary Farmhouse known as "Halfway House," with useful farmbuildings, pair of brick-built cottages, three other cottages and bungalow; highly productive arable and pastureland extending to about

300 ACRES.



To be offered by AUCTION in one or three lots at the Saracens Head Hotel, Dunmow, on Tuesday, November 17th next (unless previously sold). Full particulars of the Solicitors, Messrs. WADE, DAVIES & LEWIS, Dunmow; or of the Joint Auctioneers, Messrs. J. M. WELCH & SONS, Dunmow, and Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1, and at Winchester.

TOTTERIDGE

MAGNIFICENT QUEEN ANNE RESIDENCE for SALE or would be LET, occupying one of the finest positions, only eleven miles from City and two miles station with wonderful views; built regardless of cost, in perfect condition.

ELECTRIC LIGHT.

MAIN DRAINAGE.

TELEPHONE.

CENTRAL HEATING.

Two large reception, magnificent lounge hall, billiard room perfect domestic quarters, eight bedrooms, two dressing rooms, four bathrooms; garage for three cars; lovely garden of about two acres, and paddock; in all about

TEN ACRES.

FREEHOLD, £10,000.

or rent £450 per annum, with fixtures at valuation.
IMMEDIATE POSSESSION.

Apply GOLBY, Estate offices, Mill Hill, N.W. 7.
Phone, Mill Hill 1458.



HINDHEAD DISTRICT (300ft. elevation).—Charming old COTTAGE in excellent order; four bed, two sitting, bathroom (h. and c.), two w.c.'s; garage, outhouses, and pretty garden; central heating, Co.'s water. Near two golf links, three-quarters of a mile from motor bus route. With three-quarters of an acre, £1,800; land up to three acres available.—Lieut.-Col. C. H. WARD, Churt, Farnham (six miles).



LAND AND
ESTATE AGENTS.

Telephone 21.

ESTABLISHED 1812.
GUDGEON & SONS
WINCHESTER

AUCTIONEERS
AND VALUERS.

Telegrams: "Gudgoons."

HAMPSHIRE

FOR SALE.

ON THE EDGE OF A FAMOUS SHOOTING DISTRICT. HUNTING WITH THREE PACKS. SHORT MOTOR DRIVE TO MAIN LINE STATION.

WELL-KNOWN COUNTRY SEAT.

comprising a MODERATE-SIZED RESIDENCE, in notably good order, and replete with every modern comfort; 500ft. above sea level; long carriage drive.

LOUNGE HALL WITH GENTLEMAN'S CLOAKROOM, THREE RECEPTION ROOMS, TWELVE BEDROOMS, DRESSING ROOM, FOUR BATHROOMS, COMPLETE DOMESTIC OFFICES WITH SERVANTS' HALL.

ELECTRIC LIGHT. CENTRAL HEATING. INDEPENDENT BOILER. TELEPHONE. EXCELLENT WATER SUPPLY.
STABLING. GARAGE. MODEL HOMESTEAD. THREE COTTAGES.

PLEASURE GROUNDS OF CONSIDERABLE BEAUTY,

SURROUNDED BY A GRANDLY TIMBERED PARK OF ABOUT 200 ACRES.

NOTE.—The owner holds the sporting rights over adjoining lands, which could be transferred by arrangement.
Details available of the Agents, GUDGEON & SONS, Winchester.

44, ST. JAMES' PLACE,
LONDON, S.W.1.
140, HIGH STREET,
OXFORD.

JAMES STYLES & WHITLOCK
LONDON, RUGBY, OXFORD AND BIRMINGHAM.

ESTATE OFFICES,
RUGBY.
18, BENNETT'S HILL,
BIRMINGHAM.

BY ORDER OF CAPT. F. MCANDREW SHEPHERD.

BEDFORDSHIRE

NEAR THE BUCKS BORDER.

ON THE HILLS, ABOUT SEVEN MILES FROM LUTON, WITH EXPRESS SERVICE TO LONDON.



Illustrated particulars of the Solicitors, Messrs. YOUNG, JONES & Co., 2, Suffolk Lane, E.C. 4; Mr. W. A. FOLL, Land Agent, Woburn Sands, Beds; or of the Auctioneers, JAMES STYLES & WHITLOCK, 44, St. James' Place, S.W. 1.

THE HISTORICAL FREEHOLD RESIDENTIAL ESTATE,

TODDINGTON MANOR, NEAR DUNSTABLE.

amidst very beautiful undulating country, nearly 500ft. above sea level. The Residence partly dates from the XVIIth century and possesses a most interesting history.

THE FAMOUS MAMMOTH OAK STILL STANDS IN THE PARK.

The accommodation comprises the panelled dining room with beautiful carved oak work and wide open fireplace, drawing room, morning room, study, and a finely panelled billiard room. Above are thirteen bed and dressing rooms and four bathrooms. Every convenience is installed, including

ELECTRIC LIGHT AND CENTRAL HEATING.

FIRST-RATE HUNTING STABLES with modern loose boxes, excellent garage, men's quarters, lodge and cottage.

VERY BEAUTIFUL OLD-WORLD GROUNDS

with many rare trees, finely timbered parklands and woodlands, with lake of three acres; in all about

245 ACRES.

WHICH WILL BE OFFERED FOR SALE BY AUCTION, AT THE LONDON AUCTION MART, 155, QUEEN VICTORIA STREET, E.C. 4, ON THURSDAY, OCTOBER 29TH, 1925 (unless previously Sold).

BLASTON HALL, LEICESTERSHIRE

WITHIN FIVE MILES OF UPPINGHAM.

A GEORGIAN
RESIDENCE.

with entrance hall, three reception rooms, billiard room, eight principal bedrooms, boudoir, two bathrooms, and complete offices.

ATTRACTIVE
GROUNDS.

Excellent hunting, stabling, garage, four cottages; together with ABOUT 18 or 50 ACRES of rich pasture-land.



To be offered for SALE by AUCTION, as a whole or in Lots, at the Bell Hotel, Leicester, on Wednesday, November 4th, 1925, at 3 p.m. precisely (unless Sold Privately).

Full particulars from the Auctioneers, JAMES STYLES & WHITLOCK, Estate Offices, Rugby, or from Messrs. DOUGLAS & TRASLER, Solicitors, Market Harborough.

By Direction of Mrs. MacTaggart-Brown.

OXFORDSHIRE

In a good hunting centre, nearly 450ft. above sea level, conveniently situated near the village of Little Bourton and within two miles of Banbury, from whence London can be reached in 70 minutes.

LITTLE BOURTON HOUSE, NEAR BANBURY.

comprising a picturesque Country Residence in thorough order throughout. The accommodation consists of lounge hall with open fireplace, three reception rooms, nine bed and dressing rooms, two bathrooms and complete domestic offices; electric light, telephone; STABLING, GARAGE, SMALL FARMERY, COTTAGE, ETC. Choicely disposed flower and pleasure gardens, tennis lawn, well-stocked kitchen garden, paddocks, trout stream; in all about

24 ACRES.

HUNTING WITH THE BICESTER AND OTHER PACKS.

For SALE by AUCTION, as a whole or in three Lots, at the London Auction Mart, 155, Queen Victoria Street, London, E.C. 4, on Wednesday, November 18th, 1925 (unless previously Sold).—Illustrated particulars of the Solicitors, Messrs. GILBERT HOUGHTON & SON, 133, Moorgate, E.C. 2, or of the Auctioneers, Messrs. JAMES STYLES and WHITLOCK, 140, High Street, Oxford.

UNEXPECTEDLY IN THE MARKET.

SUSSEX

ADJACENT TO ASHDOWN FOREST.

FOR SALE, a charming COUNTRY RESIDENCE, occupying a high and healthy situation, close to eighteen-hole golf course. The property has, during the past twelve months, had £2,000 spent upon it, and is now in practically perfect order. Lounge hall, drawing, dining and billiard rooms, nine bedrooms, dressing room, two bathrooms, servants' sitting room; electric light, gas, main water, telephone, independent hot water service; newly erected garage for three cars, with splendid accommodation over for married man. Delightful old gardens, with good tennis court, etc., two meadows: FOUR-AND-A-HALF ACRES in all.

PRICE FOR QUICK SALE, £7,000 FREEHOLD, inclusive of all fixtures, linoleum, and Burrough and Watts' full-size billiard table. JAMES STYLES & WHITLOCK, 44, St. James' Place, S.W. 1. (L 4466.)

SUNNY MADEIRA

FOR SALE.

CHARMING FREEHOLD RESIDENTIAL PROPERTY of three acres, situated in a high position overlooking the town and bay of Funchal. Grand views and perfect climate.

DETACHED RESIDENCE,

comprising three reception rooms, seven bedrooms, servants' quarters and usual offices; electric light, modern sanitation.

ORNAMENTAL GARDENS.

PLANTATIONS, SUMMER HOUSE,
GARAGE, STABLING.

LODGE AND TWO COTTAGES. Water supply laid on for all purposes.



Photographs and full particulars of Mr. F. C. FERREIRA, 119, Cheapside, London, E.C. 2. 'Phone City 9589.

Telephone :
Grosvenor 1400 (2 lines).

CURTIS & HENSON

LONDON.

Telegrams :
"Submit, London."

ASHDOWN FOREST

IN A GLORIOUS POSITION, ENJOYING MAGNIFICENT PANORAMIC VIEWS TO THE COAST.
JUST OVER THE HOUR FROM LONDON.
THE ANNAN ESTATE



A PERFECTLY APPOINTED RESIDENCE, FOR SALE WITH 64 (OR MORE) ACRES.
STANDING HIGH, on LIGHT SOIL, approached by two drives (each with lodge at entrance) through a GRANDLY TIMBERED PARK.

The Residence is luxuriously appointed, in perfect order and up to date in every respect. There is the lounge hall with gallery oak staircase and richly carved panelling, four finely proportioned reception rooms, sixteen bedrooms, five bathrooms, housekeeper's room, servants' hall, etc.

ELECTRIC LIGHT THROUGHOUT.

ABUNDANT WATER SUPPLY.

TELEPHONE.

CENTRAL HEATING.

GARAGE, STABLING AND TWO COTTAGES.

THE GARDENS HAVE SOME GRAND OLD TIMBER. PERFECT TENNIS LAWNS, WALLED KITCHEN GARDEN (two men and a boy sufficient)

MODEL HOME FARM IN ADDITION IF REQUIRED; LAND UP TO **530 ACRES** AVAILABLE. EXCELLENT SPORTING.

Will be offered by AUCTION, in lots on November 4th, if not previously Sold.—Solicitors, Messrs. WILLIAMS & JAMES, Norfolk House, Norfolk Street, Strand, W.C.
Auctioneers, CURTIS & HENSON, 5, Mount Street, Grosvenor Square, W. 1.

SEVEN MILES FROM LEWES.
NINE FROM CROWBOROUGH.
EXCELLENT SPORTING.
FIRST-CLASS GOLF WITHIN EASY REACH.



"GREY WALLS," GULLANE, N.B. ON THE FAMOUS MUIRFIELD GOLF LINKS.



TO BE LET, FURNISHED, WITH IMMEDIATE POSSESSION.

All details of the Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

occupying a delightful situation with sea views.

Accommodation includes:

LOUNGE,
DRAWING,
DINING,
SMOKING ROOM,

SUITE OF BEDROOM, BOUDOIR AND BATH-ROOM;

TEN BEST BEDROOMS,
THREE OTHER BATHROOMS,

servants' accommodation, housekeeper's room, three men's rooms and bathroom.

ELECTRIC LIGHT.

GAS.

THE LATEST CENTRAL HEATING, ETC.

Large GARAGE. Very beautifully walled GARDENS, tearoom, stone-flagged walks, large kitchen garden.

SURREY, KENT AND SUSSEX BORDERS.

45 MINUTES' RAIL

"BROOK STREET," HEVER

A DELIGHTFUL OLD PERIOD HOUSE, FULL OF OLD OAK AND FASCINATING TUDOR FEATURES. Every modern convenience and in perfect order. Approached by long drive and containing: Three oak-beamed reception, eight bed and dressing, two bathrooms, excellent offices. CO.'S WATER. ELECTRIC LIGHT. RADIATORS. TELEPHONE. GARAGES. COTTAGE.



Charming old-world setting given by the Oast House and mellowed brick Buildings.

DISTINCTIVE UNDULATING GARDENS bordered by stream and possessing much natural beauty, well timbered. two tennis courts, two orchards, small lake, stone quarry, and meadows: in all about

30 ACRES.

If not previously sold will be offered by AUCTION on NOVEMBER 4th next.

Solicitors, Messrs. KENNEDY, PONSONBY, RYDE & CO., 2a, Guildhall Chambers, E.C. 2. Auctioneers, Messrs. DENYER & CO., 8, High Street, Tunbridge Wells; and Messrs. CURTIS & HENSON, 5, Mount Street, W. 1.



Telephone Nos.
Grosvenor 1553 (3 lines).

GEORGE TROLLOPE & SONS

25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at
Hobart Place, Eaton Sq.,
West Halkin St., Belgrave Sq.,
45, Parliament St.,
Westminster, S.W.

CLOSE TO CAMBERLEY HEATH GOLF CLUB.

HEATHERSIDE HOUSE, CAMBERLEY



Picturesque RESIDENCE, on two floors, containing lounge hall, four reception rooms, loggia, two staircases, twelve bed and dressing rooms, three bathrooms, and excellent offices.

Central heating, Company's water, acetylene gas lighting, main electric cable (close); pair of cottages, garage, coach-house, stabling; unusually beautiful pleasure grounds, tennis and other lawns, rock garden, partly walled fruit garden. The area of the foregoing is about

EIGHT-AND-A-QUARTER ACRES.

On the opposite side of the road is a BUNGALOW COTTAGE and four-and-three-quarter acres. The entire area is about

THIRTEEN ACRES.

POSSESSION ON COMPLETION.

To be SOLD by AUCTION, at the Mart, London, E.C., as a whole or in two lots (unless previously Sold Privately), on Wednesday next.—Particulars and conditions of Sale of GEORGE TROLLOPE & SONS, 25, Mount Street, London, W. 1; or Messrs. SADLER & BAKER, Camberley.

WEST DORSET.

UPLODERS HOUSE, BRIDPORT



THREE MILES FROM STATION AND FOUR MILES FROM COAST.

Old-fashioned stone-built RESIDENCE, on two floors. Three reception rooms, good offices, nine bedrooms, three baths; central heating, good water supply and drainage, acetylene gas.

Stabling, garage, farmery and two cottages; walled garden, orchard and pasture; in all 27 ACRES, and including

ONE MILE OF EXCLUSIVE TROUT FISHING.

VACANT POSSESSION.

To be SOLD by AUCTION, at the Mart, London, E.C., on Wednesday next (unless previously Sold Privately).—Particulars of Messrs. TROWER, STILL & KEELING, Solicitors, 5, New Square, Lincoln's Inn, London; and of Messrs. NANTES and SANCTUARY, Land Agents, Bridport; or GEORGE TROLLOPE & SONS, 25, Mount Street, London, W. 1.

£3,750 WITH NINE-AND-A-HALF ACRES.

SURREY

Near the Hog's Back; 300ft. up on sandy soil.

LOW-BUILT MODERN HOUSE: ten bed, bath, three reception rooms; gas, Company's water; garage, stabling, two cottages.

PRETTY GARDENS.

POSSESSION LADY DAY, 1926.

Inspected and recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (A 1818.)

IN CHARMING GARDENS.

GUILDFORD

£6,000

OLD HOUSE, in an unique position only twelve minutes' walk from station on high ground commanding uninterrupted views to south.

TEN BED, TWO BATHS, FOUR RECEPTION ROOMS. Garage and rooms. Lodge.

ELECTRIC LIGHT.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. Personally inspected and recommended. (A 1644.)

SHOOTING OVER 1,200 ACRES. TROUT FISHING.

HERTS

Within easy daily distance of Town.

GENUINE EARLY GEORGIAN RESIDENCE, with beautifully-timbered gardens. Surrounded by park of 200 acres, and containing billiards, four reception, three bath, 20 bed and dressing rooms; stabling, cottages, etc.

TO BE LET, UNFURNISHED, ON LEASE.

Full details from GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1.

NORTHANTS

FITZWILLIAM AND WOODLAND PYTCHLEY COUNTRY.



TO LET, FURNISHED, this charming RESIDENCE, in delightful gardens and paddocks. Sixteen bed, two bath, four reception rooms; excellent stabling, garage, and rooms; central heating, good water supply; paddocks, and small farmery.—Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (6716.)

GLOS

IN THE BEST PART OF THE COTSWOLDS.



THIS BEAUTIFUL XVTH CENTURY STONE-BUILT COTSWOLD RESIDENCE, modernised and in capital order throughout, contains hall, two reception, bath, seven bedrooms and usual offices; garage, barn and useful outbuildings; gardens and grounds of about SIXTEEN ACRES. More land can probably be purchased adjoining. For SALE.—Full details from GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (A 7222.)

Telegrams :
"Wood, Agents (Audley).
London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephone :
Grosvenor 2130
" 2131

40 MILES BY GOOD MOTOR ROAD FROM LONDON.

SUSSEX AND KENT BORDERS

In one of the prettiest parts, situated on the crown of a hill, 300ft. above sea level, and commanding magnificent views over one of the most beautiful landscapes in the South of England.



THE RESIDENCE is built of red brick with stone-mullioned and transomed windows, approached by carriage drive with lodge entrance, and contains about eighteen bed and dressing, three bathrooms, lounge hall, fine suite of reception rooms and billiard room; *Electric light, central heating, Company's water, modern drainage, telephone, gas.*

FIRST-RATE STABLING AND GARAGE ACCOMMODATION.

THE GARDENS are inexpensive to maintain and comprise wide lawns studded with fine trees with clumps of rhododendrons, wide gravel terraces, from which there is a GRAND VIEW OF BEAUTIFUL WOODLAND SCENERY; tennis lawn, woodland walks, rock garden, good kitchen garden, and range of glass, Model Home Farm, with the usual buildings and farmhouse, good cottages.

TO BE SOLD AT A REASONABLE PRICE WITH 40 OR 90 ACRES.

Plans and photographs on application to the Agents, JOHN D. WOOD & Co., 6, Mount Street, London, W.1, who have personally inspected and can recommend the property. (3052.)



BERKSHIRE

EASY MOTORING DISTANCE OF READING AND LONDON.

THIS ATTRACTIVE GEORGIAN RESIDENCE, situated so as to COMMAND VERY BEAUTIFUL VIEWS.

Fine lounge hall, three other well-planned reception rooms, adequate domestic offices, about fifteen bed and dressing rooms, four bathrooms.

CENTRAL HEATING.

COMPANY'S WATER. ELECTRIC LIGHT. TELEPHONE. Excellent garage accommodation for six cars, men's room over, stabling, two lodges and four cottages.

There is also small farmery with farmhouse and good buildings at present Let.

THE GARDENS AND GROUNDS ARE MOST ATTRACTIVE and include tennis court, rose garden, fine lime avenue, and there are many beautiful specimen trees and shrubs, including fine old cedars.

NEARLY THE WHOLE OF THE LAND IS HEAVILY TIMBERED AND PARK-LIKE IN CHARACTER.

TO BE SOLD WITH ABOUT 200 ACRES.

Price and further information on application to the Agents, JOHN D. WOOD & Co., who have inspected and can strongly recommend the estate. Offices, 6, Mount Street, London, W.1. (10,558.)

PRICE £8,500 WITH EIGHT ACRES.

London 23 miles; just off main Bath Road; Paddington in 30 minutes.

HUNTERCOMBE MANOR, BUCKS

THIS BEAUTIFUL AND ORIGINAL TUDOR RESIDENCE, with 27 ACRES OR 61 ACRES.

PROBABLY MAINLY BUILT ABOUT A.D. 1600.

Contains banqueting hall with open beam roof, billiard room, drawing room, library, dining room, ante room, etc., sixteen bed and dressing rooms, four bathrooms.

TELEPHONE. ELECTRIC LIGHT. CO.'S WATER.

CENTRAL HEATING. GRAVEL SOIL. Largely panelled in old oak, with Grinling Gibbons period carvings and overmantels, and Verrio school ceilings. Surrounded by finely timbered and

FAMOUS OLD-WORLD GARDENS OF GREAT BEAUTY, a blaze of colour from early spring to late autumn; with magnificent clipped yew hedges and wide lawns and bowling greens, walled flower garden with ancient wrought-iron gates and grilles, kitchen garden, glass-houses.

Stabling. Garage. Farmery. Gardener's house. Three cottages.

Golf at Burnham and Stoke Poges; River Thames two miles.

IN ALL ABOUT 61 ACRES.

FOR SALE BY PRIVATE TREATY.

Solicitors, Messrs. STEPHENSON, HARWOOD & TATHAM, 16, Old Broad Street, E.C.4; Auctioneers, Messrs. JOHN D. WOOD & Co., 6, Mount Street, Grosvenor Square, London, W.1.



20 YEARS' LEASE FOR DISPOSAL.

RENT £240 PER ANNUM.

SUSSEX

500FT. ABOVE SEA LEVEL.

JUST OVER AN HOUR FROM TOWN BY EXPRESS TRAINS.

A MOST BEAUTIFUL TUDOR RESIDENCE.

Containing:

SEVEN OR EIGHT BEDROOMS,
ELECTRIC LIGHT.

THREE RECEPTION ROOMS,
MODERN SANITATION.

BATHROOM,
TELEPHONE.

GARAGE. STABLING.

VERY ATTRACTIVE GARDEN WITH TWO TENNIS LAWNS, EXCELLENT KITCHEN GARDEN, AND ORNAMENTAL LAKE, EXTENDING IN ALL TO FOURTEEN ACRES.

UNINTERRUPTED VIEW FOR 25 MILES.

THE PROPERTY is in perfect order and has been RECENTLY RECONSTRUCTED AT VAST EXPENSE, for which a moderate premium is required.

Further particulars from the Sole Agents, who have inspected and most strongly recommend, Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W.1. (31,394.)

JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

ADJOINING SUNNINGDALE GOLF COURSE

TO BE SOLD, FREEHOLD.

A MODERN RESIDENCE,
built in 1910, of red brick with tiled roof,
standing
300FT. ABOVE SEA LEVEL ON GRAVEL
SOIL.
Facing south, and commanding views over
Chobham Ridges to the Hogs Back.
The House is in excellent order throughout,
and is approached by two carriage drives, one
with lodge at entrance.

LOUNGE HALL,
THREE RECEPTION ROOMS,
BILLIARD ROOM,
TWELVE BED AND DRESSING
ROOMS,
TWO BATHROOMS,
USUAL OFFICES.



CENTRAL HEATING,
ELECTRIC LIGHT,
GAS,
COMPANY'S WATER,
TELEPHONE,
MODERN DRAINAGE.

STABLING. GARAGE. TWO COTTAGES.

THE WELL LAID-OUT GARDENS

comprise tennis court, lawn, rock garden,
summerhouse, kitchen garden, meadowland
and woodlands; in all about

30 ACRES.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,138.)

IN THE BRISTOL CHANNEL.
OFF ILFRACOMBE, WESTWARD HO! AND CLOVELLY.

LUNDY ISLAND

FOR PRIVATE SALE, THIS FREEHOLD PROPERTY OF
1,047 ACRES.

INCLUDING PRACTICALLY THE WHOLE ISLAND, WITH ITS EXCEPTIONAL RIGHTS, PRIVILEGES, AND IMMUNITIES, AND FREEDOM
FROM RATING AND TAXATION.

GREAT POSSIBILITIES OF DEVELOPMENT IN VARIOUS DIRECTIONS FOR
BUSINESS, PLEASURE AND SPORTING PURPOSES.
TWO PRINCIPAL RESIDENCES. LARGE FARM AND HOMESTEAD.

Solicitors, Messrs. RAWLE, JOHNSTONE & CO., 1, Bedford Row, W.C. 1.
Agents, Messrs. ELLIS, SON & BOWDEN, Exeter; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

SUSSEX

BETWEEN BATTLE AND THE COAST.

Commanding magnificent views; Beachy Head in the distance
can easily be seen.

TO BE SOLD, THIS FREEHOLD PROPERTY, known as
WYCHNOUR BATTLE.

THE HOUSE occupies a delightful position, well screened
from the road, the principal rooms facing south. It is
solidly built, mostly of stone, and contains panelled lounge
hall, three reception rooms, eight bedrooms, bathroom, etc.
Wired for electric light. Central heating. Telephone.

STABLING FOR FOUR.

TWO COTTAGES. TWO GARAGES.

DELIGHTFUL GARDENS, flower beds, tennis court,
productive kitchen garden, orchard, small spinney with de-
lightful shady walks, and meadowland; in all about

SIX AND THREE-QUARTER ACRES.

The House has recently been redecorated, and is in extremely
good order. IMMEDIATE POSSESSION

Particulars of Messrs. KNIGHT, FRANK & RUTLEY,
20, Hanover Square, W. 1. (20,707.)



SUNNINGDALE

FACING THE GOLF COURSE.

TO BE SOLD, MODERN RESIDENCE.

Built of brick standing 300ft. above sea level, on gravel soil with south aspect; approach
by a drive 100yds. in length.

Hall, three reception rooms, eight bed and dressing rooms, boxroom, bathroom,
and offices.

ELECTRIC LIGHT. MODERN DRAINAGE.
TELEPHONE. COMPANY'S WATER. GARAGE.

GROUND'S comprise tennis and croquet lawn, rose garden, kitchen garden; in
all about

THREE AND THREE-QUARTER ACRES.

PRICE, FREEHOLD, £3,800.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,518.)

SOMERSET

TEN MINUTES FROM A STATION.

TO BE SOLD.

A STONE-BUILT RESIDENCE, erected about 140 years ago, and standing 400ft.
above sea level, on sand and rock sub-soil. It faces south, and commands views for 20
miles over the Blackmore Vale.

Three reception rooms, eleven bed and dressing rooms, two bathrooms, and offices.
COMPANY'S WATER AND GAS.

MAIN DRAINAGE. HEATED BY HOT AIR. TELEPHONE.

STABLING FOR EIGHT. GARDENER'S COTTAGE.

THE GROUNDS

Include tennis lawn, flower garden, woodland, orchard, and pasture; in all about

TWELVE-AND-A-HALF ACRES

(A further fourteen acres can be had). HUNTING SIX DAYS A WEEK.

PRICE, FREEHOLD, £5,100.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,695.)

YORKSHIRE. NORTH RIDING

TO BE SOLD, FREEHOLD.

STONE-BUILT RESIDENCE.

Standing 500ft. above sea level on gravel soil,
with south aspect, approached by drive.

ENTRANCE HALL,
FOUR RECEPTION ROOMS,
BILLIARD ROOM,
20 BED AND DRESSING
ROOMS,
TWO BATHROOMS,
OFFICES.

Central heating. Electric light. Telephone.
Good water supply. Modern drainage.



Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (20,592.)

STABLING. GARAGE.

TEN COTTAGES.

Two tennis lawns, rose garden, kitchen
garden, orchard, and home farm.

The remainder being
ARABLE, GRASS, AND WOODLAND

In all about

422 ACRES.

GROUSE MOOR OF
400 ACRES.

FISHING. HUNTING.
GOLF.

KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xv. and xxvii.)

Telephones:
3086 Mayfair (4 lines).
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

LONDON, EDINBURGH, GLASGOW, AND ASHFORD, KENT.

REPRESENTED ON THE RIVIERA BY
THE BRITISH AGENCY

(R. C. CANNES, 2583.)

FRENCH AND ITALIAN RIVIERAS

AN ILLUSTRATED BOOKLET OF VILLAS FOR LETTING OR SALE FROM MESSRS. KNIGHT, FRANK & RUTLEY

MIDWAY BETWEEN MONTE CARLO AND MENTONE.

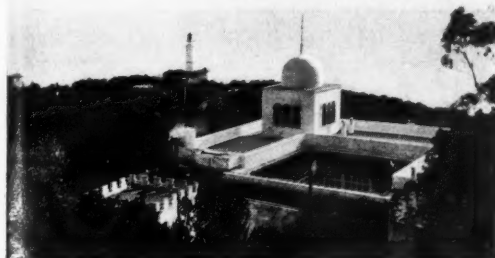
ROQUEBRUNE—CAP MARTIN**FOR SALE.**
AND TO BE LET, FURNISHED, FOR
THE SEASON.SUBSTANTIALLY ERECTED
MODERATE-SIZED VILLA,
400ft. above sea level, and command-
ing a magnificent view of the Alps,
Mediterranean, Monte Carlo and the
Rock of Monaco.Accommodation: Entrance hall, smoking
lounge, large drawing room, dining room,
four best bedrooms, two bathrooms and
dressing room, two servants' bedrooms.
Electric light. Central heating.Garage for two.
Laundry, etc.Beautifully laid-out grounds of about
5,500 METRES.which are arranged on the slope of the
hill in masses of flowering shrubs, lilac,
mimosas, olive and subtropical trees.Agents, Messrs. KNIGHT, FRANK and
RUTLEY, 20, Hanover Square, London,
W. 1.; and at 36, Boulevard des Moulins,
Monte Carlo. (20,424.)**TEN MINUTES FROM MONTE CARLO AND 20 MINUTES FROM MENTONE BY CAR****FOR SALE, FREEHOLD,**
SOLIDLY CONSTRUCTED
BUNGALOW-STYLE VILLA,
standing in well laid-out grounds of
FOUR ACRES,including pine forest and cultivated garden,
commanding a magnificent view of Cap Martin
and the coast.ENTRANCE HALL,
LARGE SALON,
DINING ROOM,
EIGHT BEDROOMS,
TWO BATHROOMS, ETC.**ELECTRIC LIGHT THROUGHOUT.**
GARAGE FOR TWO CARS.GARDENER'S HOUSE
AND A SMALL CHALET.

PRICE £3,500.

Agents, Messrs. KNIGHT, FRANK and
RUTLEY, 20, Hanover Square, W. 1.; or
36, Boulevard des Moulins, Monte-Carlo.
(16,492.)**CAP FERRAT**

INCOMPARABLE VIEWS OF THE SEA, ALPS AND SURROUNDING COASTLINE.

Very convenient to Nice and Monte Carlo.

TO LET FOR THE SEASON,
BEAUTIFULLY FURNISHED
VILLA,in Moorish style, with FIVE ACRES OF
GROUNDS, spacious terraces, pergolas
and tea pavilion in Arabian style, etc.
Large hall and drawing room, dining
room and small Turkish salon, spacious
Moorish courtyard, eight or more bedrooms,
two bathrooms.CENTRAL HEATING,
ELECTRIC LIGHT,
and all modern conveniences.GARAGE
AND GARDENER'S COTTAGE.Agents, Messrs. KNIGHT, FRANK and
RUTLEY, 20, Hanover Square, London,
W. 1.; 36, Boulevard des Moulins, Monte
Carlo; Villa Numa Blanc, Sur la Croisette,
Cannes. (F 6590.)**FAVOURITE CAP FERRAT****WELL ARRANGED RECENTLY
CONSTRUCTED VILLA,**situated on the best part of the Cap, within
a few minutes of the sea and having good
views.Sitting hall,
Three reception rooms,
Marble staircase to first floor,
Six bedrooms,
Two bathrooms,
Usual offices, etc.**ELECTRIC LIGHT.**CENTRAL HEATING. TELEPHONE.
MAIN WATER AND DRAINAGE.

GARAGE WITH MAN'S ROOM.

TWO-AND-A-HALF ACRES
OF TASTEFULLY LAID-OUT GARDENS,
WILD GARDEN AND WOODLAND.

FREEHOLD, £6,000.

including certain furniture and fittings.

Agents, Messrs. KNIGHT, FRANK and
RUTLEY, 20, Hanover Square, W. 1.; or
36, Boulevard des Moulins, Monte Carlo;
Villa Numa Blanc, Sur la Croisette, Cannes.
(20,577.)**KNIGHT, FRANK & RUTLEY,
WALTON & LEE,**
AND
THE BRITISH AGENCY

20, Hanover Square, W. 1.

Also at Edinburgh, Glasgow, and Ashford, Kent.

36, Boulevard des Moulins, Monte Carlo.

Villa Numa Blanc, Sur la Croisette, Cannes.

Telephones:
3066 Mayfair.
146 Central, Edinburgh.
2716 „ Glasgow.
17 Ashford.
5-36 Monte Carlo.
11-04 Cannes.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv. and xxvii.)

Telephone: 4706 Gerrard (2 lines).
Telegram: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W. 1.

Inspected and Strongly Recommended.
TO LET, Furnished for four months from the New Year (might be sold).
S. DEVON (1 mile sea; good sporting and social centre).—Very attractive RESIDENCE in XVIII century style of stone with mullioned windows, fine oak panelling.
5 reception, 12 bedrooms, 2 bathrooms (h. and c. water in several bedrooms).
Electric light, central heating, telephone; garage, etc.; charming grounds, walled garden, woodlands, private beach.
Hunting, shooting, fishing, yachting.
TRESIDDER & Co., 37, Albemarle St., W. 1. (6624.)

Inspected and recommended.
GROUND OR UP TO 60 ACRES.
BATH AND SALISBURY
(between); in the Wylde Valley, close to station; 300ft. above sea level.—For SALE, an attractive GEORGIAN RESIDENCE, approached by 2 carriage drives with 2 lodges.
Halls, 4 reception rooms, bathroom, 16 bedrooms.
Stabling, garages; excellent farmhouse and buildings. Well-timbered grounds sloping to the south, orchard, lake and well-watered park-like pastureland.
TRESIDDER & Co., 37, Albemarle St., W. 1. (11,806.)

£2,000, FREEHOLD, or would be LET, Furnished.
WILTS (½ mile Devizes Station).—A very attractive QUEEN ANNE RESIDENCE, standing 420ft. above sea level and containing
4 reception rooms, 8 bed and dressing rooms, bathroom, etc.
Co.'s water, gas, main drainage; stabling, garage; charming gardens with tennis lawn, kitchen garden and paddock; in all nearly
2 ACRES.

Excellent centre for hunting, fishing, shooting and golf
TRESIDDER & Co., 37, Albemarle St., W. 1. (9638.)

£250 PER ANNUM, UNFURNISHED.
SUFFOLK (1½ hours' rail London; high ground).
—An attractive red-brick
GEORGIAN RESIDENCE, IN GRAND PARK, approached by carriage drive with lodge entrance.
Billiard room, 4 reception rooms, 3 bathrooms, 18 bedrooms.
Acetylene gas, water by engine, central heating, telephone.
Stabling for 6, garage; delightful grounds, tennis, croquet and other lawns, yew hedges, excellent walled kitchen garden, glasshouses, and pasture; in all about 25 acres.
Shooting. Golf. Hunting.
TRESIDDER & Co., 37, Albemarle St., W. 1. (11,148.)

BARGAIN £6,000.
OR £300 PER ANNUM, UNFURNISHED.
3,000 ACRES of shooting and mile of fishing (optional).
HEREFORD AND RADNOR
borders (2 miles market town and station; beautiful position). A very attractive PROPERTY, comprising a fine stone
MANOR HOUSE standing in well-timbered park.
Halls, billiard room, 4 reception rooms, 2 bathrooms, 24 bed and dressing rooms; electric light, central heating, water by gravitation; stabling, garages, men's rooms; charming grounds.
TRESIDDER & Co., 37, Albemarle St., W. 1. (11,756.)

£2,800 WITH TEN ACRES; easy reach of London.—An attractive RESIDENCE, well back from the road
Facing S.W. on gravel soil,
and containing hall, 3 reception rooms, bathroom, 9 bed and dressing rooms, etc.; main drainage, excellent water supply; stabling for 5, garage and other useful outbuildings.
Charming gardens with flower and kitchen garden, orchard and grassland.
TRESIDDER & Co., 37, Albemarle St., W. 1. (3146.)

FOR SALE AT BARGAIN PRICE.
MIGHT BE LET.
GLOS (5 minutes market town and station; very rural district).—An attractive RESIDENCE approached by 2 carriage drives with lodge at each entrance.
Hall, 4 reception rooms, billiard room, 2 bathrooms, 18 bed and dressing rooms.
Electric light, gas; dry, sandy soil; extensive outbuildings, including stabling, garage and 3 cottages; charming garden with lawns, walled kitchen garden and excellent grassland; in all

55 ACRES,
including a lake ½ mile long, affording good fishing and boating. The larger portion of the purchase money could remain on mortgage.
TRESIDDER & Co., 37, Albemarle St., W. 1. (5852.)

RENT, UNFURNISHED, £210. PRICE £4,500.
30 MINUTES CITY (in a very rural spot, 360ft. up).
—An attractive RESIDENCE, approached by carriage drive and containing:

Lounge hall, billiard room, 4 reception rooms, 13 bed and dressing rooms, bathroom.
Co.'s water, acetylene gas; stabling for 6, with rooms over, garage for 2 cars, 2 cottages.

Well-timbered grounds, including tennis and other lawns, kitchen garden and excellent park-like pasture; in all about 23 ACRES.

HUNTING. GOLF.
TRESIDDER & Co., 37, Albemarle St., W. 1. (11,525.)

Telegrams: "Teamwork, Piccy, London."
Telephone: Mayfair 2300
" 2301
Grosvenor 1838

NORFOLK & PRIOR

20, BERKELEY STREET, PICCADILLY, LONDON, W. 1.

Auctioneers and Surveyors,
Valuers,
Land and Estate Agents.

SUFFOLK

ONE-AND-A-HALF MILES FROM THE CATHEDRAL TOWN OF BURY ST. EDMUNDS, AND FIFTEEN MILES FROM NEWMARKET.

AN ORIGINAL TUDOR MANOR HOUSE.

for many centuries the seat of a distinguished East Anglian family, possessing many interesting historical associations; enlarged about 100 years ago in the Jacobean style, but capable of reduction to its original size at nominal cost. Lounge hall, suite of six reception rooms, seven principal bed and dressing rooms, nine secondary bedrooms, three bathrooms and ample servants' accommodation and offices.

STABLING OF EIGHT STALLS AND FOUR LOOSE BOXES.

GARAGES.

PICTURESQUE LODGE.

CHAUFFEUR'S COTTAGE.

The gardens and grounds are justly renowned for their great beauty. They are studded with a profusion of specimen trees and flowering shrubs, and include wide-spreading lawns and shady grass walks, Italian garden with fountain, rosary, flower beds, fine avenue of lime and sycamore. The park is magnificently timbered, the whole extending to about

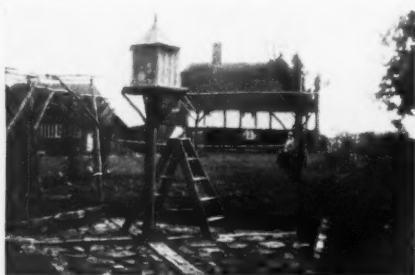
115 ACRES.

For SALE, Freehold, at a bargain price.—Sole Agents, NORFOLK & PRIOR, 20, Berkeley Street, W. 1.

KENT

Between Headcorn and Ashford, a mile from two villages and within one-and-a-half miles of station.

A PICTURESQUE XVIII CENTURY RESIDENCE,
partly half timbered and having a quantity of old oak.



Two reception rooms, six bedrooms, bathroom.

TELEPHONE. COMPANY'S WATER.
MODERN DRAINAGE. GARAGE.

PICTURESQUE SMALL GARDEN, WITH TENNIS COURT, in all ABOUT HALF AN ACRE.

£1,800 FREEHOLD, OR OFFER.

Agents, NORFOLK & PRIOR, 20, Berkeley Street, W. 1.

AT NOMINAL RESERVE.

SUSSEX

Station one mile, Tunbridge Wells eight miles.
THE ATTRACTIVE SMALL FREEHOLD RESIDENTIAL DAIRY AND STOCK FARM, known as
COGGINS MILL FARM, MAYFIELD.



including a PICTURESQUE GEORGIAN FARMHOUSE, having eight rooms, bath (h. and c.); main water, phone; modernised and in perfect order. Excellent brick and tiled farmbuildings. The land is mostly sound, well-watered pasture, has the benefit of 2,500ft. frontage of considerable prospective building value to public roads, and extends in all to about

57 ACRES.

VACANT POSSESSION ON COMPLETION.

For SALE by AUCTION in November (unless previously Sold, Privately).—Plan and particulars from the Solicitors, Messrs. MACDONALD & STACEY, 2, Norfolk Street, W.C. 2, or the Auctioneers, NORFOLK & PRIOR, 20, Berkeley Street, W. 1.

BERKSHIRE

Two miles from station and 30 minutes from Paddington.

A BEAUTIFUL OLD MANOR HOUSE
dating from the XIIIth CENTURY, with fine oak panelling and carving, perfectly restored and modernised.



Hall, three reception rooms, billiard and dance rooms, private theatre, fourteen bedrooms, seven bathrooms, every modern convenience.

GARAGE AND STABLING.

The gardens and grounds of old-world beauty include tennis and other lawns, Dutch garden, flagged walks, walled kitchen garden, in all about

SEVEN ACRES.

FOR SALE AT A FRACTION OF COST.

Agents, NORFOLK & PRIOR, 20, Berkeley Street, W. 1.

DEAL.

GOLF BUNGALOW, adjoining Deal Golf Links; four bedrooms, reception and dining rooms, bath (h. and c.), spacious kitchen and scullery; Company's water and gas, indoor sanitation.

RECENTLY REDECORATED. LARGE LAWN IN FRONT.

FREEHOLD, INCLUDING FURNITURE AND FITTINGS,

£1,050.

"A 7071," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

FOR SALE BY PRIVATE TREATY.
SOUTH SHROPSHIRE (LUDLOW).—A charming Freehold RESIDENCE, "Springfield House," together with about four acres of land. The House contains lounge hall, three reception rooms, seven bed and dressing rooms, business offices, bathroom, convenient domestic apartments; modern sanitation, electric light; chauffeur's cottage, garage; picturesque ornamental grounds, vegetable garden. Immediate vacant possession; low reserve.—Full particulars and photographs, apply JOHN NORTON, Estate Agent, Imperial Chambers, Ludlow. (Tel. 79).

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EXCELLENT HOUSE. FINE POSITION. EVERY CONVENIENCE.
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DELIGHTFUL RESIDENCE, convenient for station, and within an hour's run of Town. Entrance and lounge halls, three reception, eight bedrooms, three bathrooms, offices.

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Lodges. Bungalow. Garages. Outbuildings.

BEAUTIFUL MATURED GROUNDS.

Tennis and croquet lawns, miniature golf course, forest trees, kitchen garden, orchard and two paddocks; in all about

TWELVE ACRES.

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35 MINS. ON THE NEW GUILDFORD LINE

In a favoured and much sought-after district, on sand and gravel soil, amidst perfectly rural surroundings, commanding exquisite views.

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GARDENS WITH WONDERFUL TIMBERING
(A FEATURE OF THE PLACE).

Lawns, roses and flowers, hard tennis court, kitchen garden and two paddocks.

£8,000 WITH ABOUT SEVEN ACRES.

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400FT. ABOVE SEA LEVEL; ONE MILE FROM THE RIVER, AND ABOUT 45 MINUTES FROM PADDINGTON.



REALLY EXCEPTIONAL PROPERTY, recently the subject of a very large expenditure, and now fitted with every conceivable convenience. The Residence has been decorated and furnished absolutely regardless of expense, several of the rooms are in the Chinese style with valuable Oriental furniture and tapestries; fine oak panelled lounge hall, four reception, eight bed and dressing rooms, four bathrooms.

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A CHARMING OLD HOUSE, in perfect order, up to date in every way, with three finely panelled reception rooms, lounge, thirteen bedrooms, four bathrooms; garage, farmery, four cottages; lovely old gardens and paddock.

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£6,000.

Owner returned to America.

DELIGHTFUL SURREY COUNTRY HOUSE, near Weybridge; splendid order; electric light, central heating, three bathrooms, lounge, billiard room, four reception rooms, twelve bedrooms. Perfect old gardens and paddock.

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PERFECT MODERN HOUSE, 400ft. up, sandy soil, magnificent views; twelve bedrooms, two baths, panelled lounge, three reception, parquet floors; electric light; garage, cottage; beautiful grounds, park and woods.

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TWO BATHROOMS, ETC.,
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20 BED AND DRESSING
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SEVEN BATHROOMS,
FIVE RECEPTION
ROOMS,
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CENTRAL HEATING,
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COMPANY'S WATER,
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AND RETAINING MANY OF THE ORIGINAL FEATURES OF THIS FASCINATING PERIOD, INCLUDING THE
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MODERN FREEHOLD RESIDENCE.

Eighteen bed and dressing rooms, three bathrooms, three reception
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in all about

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One-and-a-quarter miles from station, near golf course. 40 minutes London.

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Garden nursery, tennis and other lawns, rose garden, etc., about **ONE ACRE.**

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WILLIAM COWLIN & SON, LTD.
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One-and-a-half miles from Yatton Station; twelve miles from Bristol.

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According to the amount of land required.

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Eight miles from Bath and Bristol; motor 'bus to Bristol.

UNUSUALLY PRETTY LITTLE COUNTRY PROPERTY, THREE-AND-A-HALF ACRES; three reception, seven beds, stabling, etc.; delightful lawns, fruit gardens, paddock; splendid water supply.

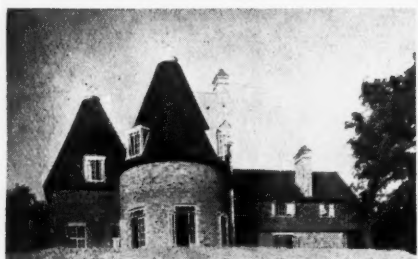
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ON CROCKHAM HILL—A PROPERTY that is different. Originally a double Oast House, now converted into a convenient and well-equipped Residence; five bedrooms, bathroom, two reception rooms; Co.'s water, electric light; garage.

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On a sunny south slope with most magnificent views over the Weald.—Full details from F. D. IBBETT & Co., Oxted, Surrey.

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A BEAUTIFUL SURREY MANOR, dated 1684, substantially built with lovely old stone roof, glorious elevation and a profusion of oak beams and panelling, eight bedrooms, bathroom, four reception rooms; central heating, Co.'s water. Ready to step into. Garage, stabling; lovely gardens, paddock and woodland to **25 ACRES. ONLY £4,000, FREEHOLD.**

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COMMODOUS and attractive detached RESIDENCE, recently re-decorated throughout, with every modern convenience; south aspect; nine bedrooms, bathroom, three reception rooms; one-and-a-quarter acres old and timbered grounds, with tennis lawn. Co.'s water, gas, electric light, telephone, main drainage.

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AN HOUR OF TOWN.

CHARMING MODERN RESIDENCE, approached by a pretty drive; six bedrooms, bath, two reception rooms. Addition easy, if required.

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GENUINE TUDOR BLACK AND WHITE

RESIDENCE, full of oak.

Exceeding pretty and with all conveniences.

Four bed, two reception, bath; main water, electric light, telephone.

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OLD-FASHIONED RESIDENCE OF CHARACTER. Lounge hall, paneled drawing room, dining room with oak-beamed ceiling, morning room, eight bedrooms, bathroom, servants' sitting room.

CHARMING OLD-WORLD GARDENS

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£2,500 ONLY FOR GENUINE TUDOR MANOR HOUSE (only 45 minutes town, on Hertfordshire heights). Six bed and dressing, bath, two reception, paneled lounge hall, old black and white cottage, garage; Co.'s water, main drainage; five acres.—Inspected and strongly recommended as a wonderful bargain.

£62 10s. PER ANNUM, and PREMIUM £250 for eight-and-a-half years' lease, fixtures, etc., at Rickmansworth; six bed, bath, three reception; garage, etc.; two acres.

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ELECTRIC LIGHT. CO.'S WATER.

Two garages and seven-roomed cottage.
An acre of grounds, including lawn, flower garden and productive kitchen garden.

PRICE £4,000.

(Folio 2519.)

BURNHAM (Bucks); in a favoured district of the Thames Valley, near the famous Burnham Beeches).—Picturesque RESIDENCE, containing two reception rooms, four bedrooms, bathroom; gas and Co.'s water; main drainage; small matured garden at front and rear.

PRICE £1,350.

(WOULD BE LET AT £80 PER ANNUM.)

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AGENTS FOR COUNTRY HOUSES AND ESTATES



SUSSEX.—Charming brick and tiled COUNTRY HOUSE, in good order and recently redecorated; situated in a beautiful district, 450ft. above sea level, magnificent views, south aspect, rich loam soil; lounge hall, three sitting rooms, eight bedrooms, two boxrooms, bathroom; electric light, Company's water, modern drainage, telephone; stables, garage; delightful garden and grounds inexpensive to maintain, including some fine old timber; about six acres in all. Freehold.—Price and full particulars from Messrs. WHATLEY, HILL & Co., 24, Ryder Street, St. James's, S.W.1.

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Few minutes walk from the sea front.
THE HIGHLY ATTRACTIVE AND COMFORTABLE FREEHOLD RESIDENCE, "Knockderry," possessing all modern conveniences and containing six bedrooms, bathroom, four reception rooms, entrance hall, kitchen and complete domestic offices; Company's gas, water and electric light, main drainage, telephone, garage, outbuildings; beautiful secluded and matured gardens, tennis and croquet lawns, productive and well-stocked kitchen garden; the whole covering an area of about **ONE ACRE**.

PRICE £3,500, FREEHOLD.
Fox & Sons, Land Agents, Bournemouth.



BETWEEN MARGATE AND KINGSGATE.

Few minutes from the seashore.
TO BE SOLD, this charming Freehold artistic **RESIDENCE**, situated in a quiet secluded position, and containing the following accommodation, five bedrooms, bathroom (with h. and c., shower), three good reception rooms, large lounge hall; Company's gas, electric light, central heating, main drainage; beautiful gardens with lawns, flower beds, fruit and vegetable gardens; the whole comprising about **ONE ACRE**.

PRICE £3,900, FREEHOLD.
Fox & Sons, Land Agents, Bournemouth.



BURGESS HILL, SUSSEX.

TO BE SOLD, this exceptionally attractive **FREEHOLD RESIDENCE**, fitted with all modern conveniences and in excellent repair throughout; nine bedrooms, bathroom, three reception rooms, complete domestic offices; stabling, double garage; Company's water, electric light; tastefully laid-out gardens and grounds, including tennis lawn, ornamental lake, kitchen garden, the whole covering about **TWO ACRES**.

PRICE £3,500, FREEHOLD.
Fox & Sons, Land Agents, Bournemouth.



CAMBERLEY, SURREY.

TO BE SOLD, this exceedingly well-built and conveniently planned **FREEHOLD RESIDENCE**, nicely situated in a sheltered position, and containing four bedrooms, dressing room, bathroom, two reception rooms, loggia, hall, kitchen and labour-saving offices.

COMPANY'S GAS AND WATER AND ELECTRIC LIGHT.

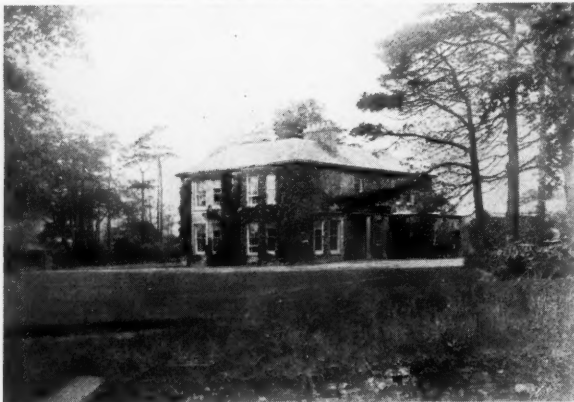
MAIN DRAINAGE.

The property stands on an excellent plot, having a frontage of about 60ft. and a depth of about 200ft.; beautifully wooded in rear.

PRICE £1,850, FREEHOLD.

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IN THE MOST BEAUTIFUL PART OF CORNWALL



Within one-and-a-half miles of good county town, and stations of the G.W. Ry. and Southern Ry. **ONE MILE FROM THE ROYAL CORNWALL GOLF LINKS.**

TO BE SOLD, this charming Freehold **RESIDENTIAL ESTATE** with picturesque stone-built Residence standing 400ft. above sea level and commanding very extensive hill and vale views. Eight bed and dressing rooms, two bathrooms, three reception rooms, lounge hall, good domestic offices; company's water; garage, stabling, outbuildings, home farm, five cottages.

BEAUTIFUL GARDENS AND GROUNDS, including shrubberies and plantations, lawns, herbaceous borders, excellent kitchen and fruit gardens, valuable pasture and arable lands; the whole extending to over **200 ACRES**.

Price and full particulars of Fox & Sons, Land Agents, Bournemouth.



WIMBORNE, DORSET.

In a high and healthy position, with good views, and about half-a-mile from the centre of the town.

TO BE SOLD, this exceptionally attractive modern Freehold **RESIDENCE**, standing well back from the road, and containing eight bedrooms, bathroom, three reception rooms, entrance hall, kitchen, and complete offices; Company's gas and water, main drainage; south aspect; garage, numerous sheds. Charming well-matured gardens and grounds, including tennis lawn, terraced garden, rose beds, productive kitchen garden with choice fruit trees; the whole extending to about **THREE-QUARTERS OF AN ACRE**.

PRICE £3,000, FREEHOLD.
Fox & Sons, Land Agents, Bournemouth.



IN THE HEART OF THE NEW FOREST.

TO BE SOLD, this comfortable old-fashioned **COUNTRY RESIDENCE**, containing the following well-arranged accommodation: Ten principal bed and dressing rooms, ample servants' rooms, bathroom, four reception rooms, complete domestic offices; Company's water, main drainage; stabling, garage; beautiful pleasure gardens and grounds, including walled kitchen garden, two tennis courts, paddock, etc.; the whole comprising about **NINE ACRES**.

PRICE £8,000, FREEHOLD.

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SURREY.

Four miles from Guildford. Two minutes from station.

TO BE SOLD, this very valuable and attractive Freehold **STOCK OR DAIRY FARM** with interesting old farmhouse with modern conveniences, containing six bedrooms, bathroom, three sitting rooms, kitchen and offices; excellent range of buildings.

66 ACRES of very rich pastureland divided into handy sized fields, well watered and drained.

Practically all the land lies along a good main road and possesses very considerable prospective building value.

PRICE £6,300, FREEHOLD.
Fox & Sons, Land Agents, Bournemouth.



DORSET.

Adjoining a popular 18-hole Golf Course.

TO BE SOLD, this attractive small Freehold **RESIDENCE** in excellent repair throughout; four bedrooms, bathroom, two reception rooms, hall, kitchen and offices; private electric light plant, Company's gas and water; double garage; nicely matured gardens and grounds including tennis lawn, kitchen and front gardens, etc.; the whole comprising about **TWO ACRES**.

PRICE £2,500, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



ON THE DORSET COAST.

TO BE SOLD, this highly attractive well-built Freehold **RESIDENCE**, with uninterrupted views over Portland Harbour and the Chesil Beach.

Eight bedrooms, dressing room, bathroom, three good reception rooms, kitchen and domestic offices.

Company's gas and water, main drainage.

TELEPHONE. GARAGE.

CHARMING MATURED GARDENS AND GROUNDS, including lawns, rockery, well-stocked kitchen garden; the whole comprising about **ONE ACRE**.

Full particulars of Fox & Sons, Land Agents, Bournemouth.

FOX & SONS, BOURNEMOUTH (SEVEN OFFICES); AND SOUTHAMPTON.

Telephone: Grosvenor 1671.
Estate Agents and Surveyors.

DIBBLIN & SMITH

(T. H. & J. A. STORY.)

106, MOUNT STREET,
LONDON, W. 1.

BUCKS AND OXON BORDERS



South aspect. 250ft. up. Sand soil.

ONE MILE FROM PICTURESQUE VILLAGE.
Seven bed, bath, three reception.

ELECTRIC LIGHT. AMPLE WATER.
Stabling, garage, outbuildings.

CHARMING GARDENS, Paddock and ORCHARD.

ABOUT FIVE ACRES.

FREEHOLD, ONLY £3,500.

Agents, DIBBLIN & SMITH, as above.

RURAL SUSSEX



High up with fine views.

DELIGHTFUL MODERN RESIDENCE

In perfect order; on two floors only.

Lounge hall, three reception rooms, eight bedrooms and bathroom.

ELECTRIC LIGHT. AMPLE WATER.
GOOD DRAINAGE.

Two garages, two cottages, useful range of farmbuildings.

WITH SEVEN ACRES, £3,000.

WITH 30 ACRES, £4,150.

Agents, DIBBLIN & SMITH, as above.

30 MILES SOUTH OF TOWN



On loam soil; about 220ft. up.

WELL-APPOINTED RESIDENCE.

convenient for station, church and shops; approached by two long drives.
Ten bed, three bath, servants' hall, lounge hall, three reception rooms.

ELECTRIC LIGHT. CENTRAL HEATING.
CO.'S WATER.

Large garage. Two cottages. Lodge.

WELL-TIMBERED CHARMING GARDENS about

TWELVE-AND-A-HALF ACRES.

FREEHOLD, £7,500.

Agents, DIBBLIN & SMITH, as above.

A TUDOR GEM AT A BARGAIN PRICE

A DELIGHTFUL OLD STONE-BUILT HOUSE IN PRETTY RURAL COUNTRY ON THE OXON-GLOUCESTER BORDERS.



Lounge hall, Dining room, Drawing room, Eight bedrooms, Good bathroom, Excellent offices.

GARAGE.

FIRST-RATE STABLING.

TWO COTTAGES.

400ft. up. South aspect.
Dry soil.

HUNTING. GOLF.

Old-world gardens and paddock.

FIVE ACRES, FREEHOLD.

In excellent condition throughout.

PRICE ONLY £2,500.



Strongly recommended by THE SOLE AGENTS, DIBBLIN & SMITH, as above, from their personal inspection.

ESTATE
AGENTS.

HARRIE STACEY & SON AUCTIONEERS.

REDHILL, REIGATE, AND WALTON HEATH, SURREY

Phone: Redhill 631
(3 lines).

REDHILL, SURREY.

Away from motor traffic; on sandy soil; only a few minutes' walk from station and shops; glorious views of Gatton Woods.

THIS substantially built compact Freehold Detached RESIDENCE, all in splendid order and up to date, known as

"LADBROKE HOUSE."

Carriage sweep; six bed, two good bath and three reception rooms.

BRICK GARAGE AND STABLING.

Delightful old grounds of

ONE ACRE.

CO.'S ELECTRIC LIGHT AND GAS.

SEPARATE H. & C. WATER HEATER.

TELEPHONE.

Solicitor, Dr. HOOPER, Redhill.

HARRIE STACEY & SON will SELL the above by AUCTION, at The Mart, E.C., on October 28th, 1925, at 1 o'clock.

Particulars as above.



ROGERS, CHAPMAN & THOMAS

AUCTIONEERS, ESTATE, AND LAND AGENTS,
37, BRUTON STREET, W. 1. Phone: May. 2454 (2 lines).
Also Westminster, Kensington, and Westgate-on-Sea, Kent.

SURREY.



WELL-BUILT RESIDENCE, about one mile from station, with excellent service to Waterloo, and close to well-known golf links; six principal bedrooms, four servants' bedrooms, bathroom, three reception, usual offices; electric light and gas, main water and drainage; garage and stabling with two rooms over; good garden about half-an-acre.

FREEHOLD, £3,500.

HAMPSHIRE AND SOUTHERN COUNTIES
Including

SOUTHAMPTON AND NEW FOREST DISTRICTS.

WALLER & KING, F.A.I.,

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Business Established over 100 years.

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220FT. ABOVE SEA ON GRAVEL IN

BUCKINGHAMSHIRE

NEAR CLIVEDEN AND DROPMORE WOODS.

Amidst very beautiful and unspoiled country, and two miles from main line station, 30 minutes from Paddington.



TO BE SOLD,

A PROPERTY OF UNUSUAL CHARM AND DISTINCTION,

and carrying a most artistic and exceedingly well-appointed RESIDENCE, environed by very beautiful grounds and park-like lands of, in all, some

20 ACRES.

The well-arranged accommodation includes:

FOURTEEN BED AND DRESSING ROOMS,
 FOUR BATHROOMS,
 FOUR RECEPTION ROOMS,
 BILLIARD ROOM,
 SERVANTS' HALL AND OFFICES.



CENTRAL HEATING. LIGHTING. COMPANY'S WATER AND TELEPHONE. STABLING. GARAGE. TWO COTTAGES.
The whole in a first-rate state of upkeep. Strongly recommended from inspection by the Agents,
 HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 27,938.)



HATCH END, PINNER

EXCEPTIONAL HOUSE WITH BEAUTIFUL GROUNDS.

FOR SALE, FREEHOLD,

containing good hall with parquet floor, morning room, drawing room, dining room with garden lounge, fine lofty music or billiard room with oak fittings and raftered ceiling, nine bed and dressing rooms, two bathrooms and complete offices.

ELECTRIC LIGHT.

COMPANY'S WATER AND GAS. TELEPHONE. MAIN DRAINAGE.

Two garages and stabling easily convertible into cottage.

WELL-TIMBERED GROUNDS OF OVER ONE ACRE,
 tennis and other lawns, Dutch garden, well-stocked kitchen garden, etc.

Strongly recommended from personal knowledge by

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

OWNER GOING ABROAD

HERTS AND MIDDLESEX BORDERS

ABOUT ONE-AND-A-HALF MILES FROM MILL HILL STATION, TEN MILES FROM MARBLE ARCH; NEAR SEVERAL GOLF COURSES.

THE EXCEEDINGLY CHOICE HISTORICAL FREEHOLD RESIDENTIAL PROPERTY,



known as
 "HIGHWOOD HOUSE," MILL HILL.

450ft. above sea level, and occupying one of the finest positions north of Town.

The GEORGIAN HOUSE contains twelve bedrooms, three baths, lounge, central hall, four reception rooms, music or billiard room, conservatories and complete offices.

ELECTRIC LIGHT.

GAS. CENTRAL HEATING. MAIN DRAINAGE.

Excellent repair. Exquisitely decorated.
 Stabling. Extensive garage. Two cottages and lodge.

Delightful old-world grounds, orchard, partly walled kitchen and fruit gardens, woodlands, meadowland, farmery; in all about

28 ACRES.

VACANT POSSESSION.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, November 10th, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. BURCHELLS, 5, The Sanctuary, Westminster, S.W.
 Particulars of the Auctioneers,
 HAMPTON & SONS, 20, St. James' Square, S.W. 1.



FRONT ELEVATION.

OFFERS INVITED. COST £20,000.

FACING PUTNEY HEATH

FOR SALE, FREEHOLD,

A CHARMING AND PERFECTLY APPOINTED MODERN RESIDENCE
 of handsome exterior, in first-rate order.

MAGNIFICENT PICTURE GALLERY
 OR BILLIARD ROOM,

FOUR RECEPTION,
 THREE BATHROOMS,
 EIGHT BEDROOMS,

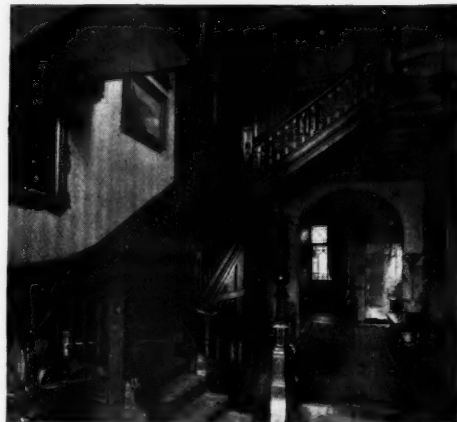
GROUND-FLOOR OFFICES.

Mahogany doors. Oak floors.

CENTRAL HEATING.

Garage, living rooms. Tennis lawn.

Apply:
 HAMPTON & SONS, High Street, Wimbledon Common,
 and 20, St. James' Square, S.W. 1.



ENTRANCE HALL.

Offices: 20, ST. JAMES' SQUARE, S.W. 1

Telephone: Regent 7500.
Telegrams:
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Branches: **Wimbledon**
Phone 50
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Phone 2727



HARROW-ON-THE-HILL

350ft. above sea level; bracing and enviable position; magnificent views practically in all directions.

"SHABANIE," MOUNT PARK ROAD.

CHOICE FREEHOLD RESIDENCE, containing vestibule, lounge hall, three reception rooms, billiard room, panelled in walnut, two staircases, five principal and five secondary bedrooms, dressing room, two bathrooms, playroom; GARAGE, GREENHOUSES AND OTHER OUTBUILDINGS. BEAUTIFUL TERRACED GARDENS, carrying forest timber; in all about

TWO AND-THREE-QUARTER ACRES.

Company's electric light, gas and water, main drainage, central heating.

BEST BEDROOMS FITTED LAVATORY BASINS.

POSSESSION ON COMPLETION. To be sold by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, October 27th, 1925, at 2.30 p.m. (unless previously Sold).—Solicitors, Messrs. WARD, BOWIE and Co., 7, King Street, Cheapside, E.C.—Particulars from the Auctioneers, HAMPTON & SONS, 20, St. James' Square, S.W. 1.



ON THE SUNNY SUSSEX COAST.

EASTBOURNE

Close to a station; within two or three miles from three golf courses.

THE VERY CHOICE AND MEDIUM-SIZED FREEHOLD RESIDENCE,

"TEMPERLEY."

in pleasant position, adjoining Hampden Park and with views to the South Downs.

Approached by a carriage drive, and containing lounge hall, three reception rooms, eight bed and dressing rooms, two staircases, compact offices; Company's electric light, gas, and water, main drainage; stabling, garage, chauffeur's quarters; tastefully arranged pleasure grounds, tennis lawn, etc.; in all about **THREE ACRES.** A paddock forming sites for other houses is included. **WITH VACANT POSSESSION.** To be sold by AUCTION (in conjunction with Messrs. KILLICK and DAVIES), at the St. James' Estate Rooms, 20, St. James' Square, London, S.W. 1, on Tuesday, November 10th, at 2.30 p.m. (unless previously Sold).—Solicitors, Messrs. STILEMAN & NEATE, 16, Southampton Street, London, W.C.—Particulars from the Auctioneers, KILLICK & DAVIES, 95, Terminus Road, Eastbourne; and

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



CLOSE TO WIMBLEDON

TO BE LET ON LEASE.

A FINE WISTARIA-CLAD GEORGIAN RESIDENCE, charmingly situated on high ground, with south aspect, commanding extensive views in every direction, approached by avenue drive with lodge entrance.

Marble-paved hall, four reception, eleven bed and dressing rooms, two bathrooms, ground floor offices.

ELECTRIC LIGHT. EXCELLENT DECORATIVE REPAIR.

STABLING, GARAGES, RANGE OF GLASS, FARMERY, TWO COTTAGES.

RICHLY TIMBERED PARK OF

184 ACRES.

Or would be LET with less land.—Full particulars of the Sole Agents, HAMPTON & SONS, High Street, Wimbledon Common, or 20, St. James' Square, S.W. 1.



SURREY

One mile from Ashted and Leatherhead Stations, and easy reach of several golf courses.

"THE ORCHARD," ASHTEAD.

AN ARTISTIC MODERN FREEHOLD RESIDENCE, in pleasant position, 230ft. up, on dry soil; carriage drive; eight bedrooms, two baths, two staircases, entrance and inner halls, two reception rooms, fine billiard or dance room, loggia, conservatory, and compact offices, the whole on only two floors; company's electric light, gas and water, partial central heating, main drainage; detached garage for two; exquisite gardens of just over two acres.

WITH VACANT POSSESSION.

To be sold by AUCTION (in conjunction with Messrs. DANIEL SMITH, OAKLEY & GARRARD), at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, October 27th, at 2.30 o'clock (unless previously Sold).

Solicitors, Messrs. LINKLATER & PAINE, 2, Bond Court, Wallbrook, E.C. 4. Particulars from the Auctioneers, Messrs. DANIEL SMITH, OAKLEY & GARRARD, 4 and 5, Charles Street, St. James' Square, S.W. 1; or HAMPTON & SONS, 20, St. James' Square, S.W. 1.



WRAYSBURY, BUCKS

Close to River Thames and Golf course. Oak beams, panelled dados, carvings, latticed windows, and other fittings of antiquity.

"THE GRANGE."

INTERESTING ELIZABETHAN RESIDENCE OF FREEHOLD TENURE; lounge and dining halls, musicians' gallery, three reception and a billiard room, two staircases, ten bedrooms, two baths, ample offices; cottage, garages, chauffeurs' quarters, heated glasshouses, farmbuildings, etc.; grandly-timbered gardens and grounds with ornamental lakes, fountains, stream boundary, woodland, meadows, etc., of over **SIX AND THREE-QUARTER ACRES.** Co.'s water and electric light; gravel soil. **VACANT POSSESSION.** Also two fine meadows of over four-and-a-half acres, with extensive frontages, ripe for immediate development. To be sold by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, October 27th, at 2.30 p.m. (unless previously Sold), in one or two Lots.—Solicitors, Messrs. SHEPHERDS, WALTERS and BINGLEY, 23, Young Street, W. 8.—Particulars from the Auctioneers,

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



A GEM OF ANTIQUITY.

PICTURESQUE SURREY

BETWEEN OXTED AND EAST GRINSTEAD.

TO BE SOLD, a delightful old-world RESIDENCE, with oak beams and many quaint features, beautifully secluded in

EXQUISITE GROUNDS.

Lounge hall with inglenook, two nice reception, eight bedrooms, two baths, and exceptionally good offices; central heating, independent hot water, main water, wired for electric light; garage.

The unique GARDENS include tennis and croquet lawns, fruit and vegetable gardens, orchard; in all

THREE-AND-A-HALF ACRES.

MUST ACTUALLY BE SEEN.

Apply, HAMPTON & SONS, 20, St. James' Square, S.W. 1. (s 31,563A.)

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Telephone: Regent 7500.
Telegrams:
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HAMPTON & SONS

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BY DIRECTION OF THE RT. HON. THE EARL OF MINTO.

ALBERTA PROVINCE, CANADA



TO BE SOLD, THE MINTO RANCH OF 4,000 ACRES

SEVEN MILES FROM RAILWAY STATION AND 50 MILES FROM CALGARY, ON THE C.P.R. THE LAND IS AMONG THE BEST IN WESTERN CANADA, AND ADJOINS THE E.P. RANCH OWNED BY H.R.H. THE PRINCE OF WALES.

THE LAND IS VERY RICH AND A CERTAIN AMOUNT OF CULTIVATION HAS BEEN DONE, WHILE STOCK REARING FLOURISHES.

THERE IS A FULLY EQUIPPED RANCH HOUSE
WITH ELECTRIC LIGHT, TELEPHONE. STABLING, MEN'S ACCOMMODATION, AND STOCK BUILDINGS.
WATER FROM FIVE NATURAL SPRINGS.

FINE SHOOTING AND UNLIMITED FISHING.

Full details apply
HAMPTON & SONS, Estate Agents, 20, St. James' Square, S.W. 1.



NORTHWOOD

AN ARTISTIC LITTLE HOUSE.

"OXHEY COTTAGE," OXHEY WOODS, one-and-a-quarter miles from station (G.C. and Met. Rys.); under two miles from five golf courses, and 450ft. above sea level. Five bedrooms, two baths, three reception rooms, and offices, all on two floors; small garage; electric light, gas and water, main drainage; lovely gardens (with hard tennis court) and woodland;

ONE-AND-A-HALF OR TWO-AND-A-HALF ACRES.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, November 10th, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. BIRD & BIRD, 5, Gray's Inn Square, W.C. 1.—Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

NEAR FARNBOROUGH AND ALDERSHOT 300FT. ABOVE SEA.

Central heating, electric lighting, Company's water, telephone, gas available. Recently the subject of a large expenditure.

TO BE SOLD, a most comfortable and conveniently arranged RESIDENCE, containing good hall with large cloakroom, four reception rooms, servants' hall, bright offices, and above seven bed and dressing and two excellently-appointed bathrooms, etc.

DOUBLE GARAGE. USEFUL OUTBUILDINGS.

DOUBLE TENNIS LAWN, pretty old garden, and useful paddock; in all SEVEN ACRES.

Personally inspected and recommended by the Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (H 39,611.)

TO BE LET, for three months, from January 1st, with staff, exceptionally beautiful well FURNISHED OLD COUNTRY HOUSE, in own grounds of EIGHT ACRES.

Situated in an old-world village, eleven miles from Oxford, and two miles from main road, London to Oxford. House faces south, and contains fifteen bedrooms, four bathrooms, Adam dining room, drawing room 30ft. by 22ft., large hall 22ft. by 30ft., with polished oak floor for dancing, morning room, etc. Central heating, radiators in every room, own electric light plant, electric laundry; wireless; garage, use of car with chauffeur by arrangement, stables with good rooms over. Centre of South Oxon, and close to Bicester Hunts.—Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 31,192.)



IN THE HEART OF THE BEAUTIFUL NEW FOREST MINSTEAD LYNDHURST

YACHTING, SHOOTING, FISHING, HUNTING, AND GOLF AVAILABLE.

"BIGNELL WOOD COTTAGE," a FREEHOLD COTTAGE RESIDENCE (partly thatched and dating back 130 years); approached by well-wooded drive, and containing six bedrooms, serving room, two baths, two reception rooms, conservatory, usual offices; garage, stabling, coal, engine house; old-world pleasure of great beauty; woodland, paddock, kitchen gardens, etc.; in all about THREE ACRES. Good water supply, own electric light, part central heating, dry sandy soil, septic tank drainage. Vacant Possession. To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, October 27th, at 2.30 p.m. (unless previously Sold).—Solicitors, Messrs. MUGROVE, LEE & ARTHUR SMITH, 18, Newhall Street, Birmingham.—Particulars from the Auctioneers,
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CENTRAL DEVON

NEAR OKEHAMPTON.

TO BE LET,

FURNISHED OR UNFURNISHED, ON MODERATE TERMS,
A COUNTRY RESIDENCE,

built of stone, standing in beautiful grounds of

TWELVE-AND-A-HALF ACRES,

surrounded by the owner's private Estate. Hall, four good reception, twelve principal bed and dressing rooms, bath.

RADIATORS. MODERN DRAINAGE.
LOVELY GROUNDS with tennis lawn, orchard and kitchen garden;
STABLING, GARAGE, LODGE AND COTTAGE.

Rough shooting and fishing on the Estate.

Strongly recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (C 38,882.)



HUNTING

WITH THE BRAMHAM MOOR AND YORK AND AINSTY.

TROUT FISHING.

A MOST COMFORTABLE OLD-FASHIONED STONE-BUILT RESIDENCE, containing

Three reception rooms,

Lounge hall,

Three bathrooms,

Nine principal bed and dressing rooms,

Servants' rooms, hall and housekeeper's rooms.

ELECTRIC LIGHT, GAS, TELEPHONE, ETC.

STABLING. OUTBUILDINGS AND FIVE COTTAGES.

Nice old gardens, woodlands and 22 ACRES OF GRASS intersected by trout stream. Price and all details from the Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (N 28,097.)

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KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

IN THE ESTATE OF THE LATE RIGHT HONOURABLE VISCOUNT LEVERHULME.

THE BUNGALOW AND RIVINGTON HALL, LANCASHIRE

TWO-AND-A-HALF MILES FROM HORWICH STATION, EIGHT MILES FROM BOLTON, TWELVE MILES FROM WIGAN, AND 20 MILES FROM MANCHESTER.



THE REMAINDER OF THE UNIQUE COLLECTION OF
ANTIQUE NEEDLEWORK PICTURES

Including a wonderful ELIZABETHAN PANEL 11ft. 4in. by 6ft. 6in. in gros and petit point, illustrating a hunting scene with numerous figures, fauns, animals, etc., enclosed in an elaborate border, a great variety of EXAMPLES of OLD ENGLISH HAND WORK of the STUART and EARLY GEORGIAN PERIODS. All suitably framed.

SIXTEEN PANELS OF AUBUSSON,
MORTLAKE, GOBELINS, SAVONNERIE,
and
BRUSSELS TAPESTRIES.

OLD STAINED GLASS.

NANKIN BLUE and WHITE PORCELAIN,
mostly of the
KHANG-HSI PERIOD.

CANTON ENAMEL. ENGLISH CHINA.
BRONZES.

A RARE PERSIAN CIRCULAR
CARPET.

OTHER FINE CARPETS AND RUGS.

Modern Furniture.
Bedroom Equipment.
Outside Effects.

OLD ENGLISH
FURNITURE
Including
JACOBEAN PIECES, CHARLES II.
CHAIRS.
A QUEEN ANNE GILT TABLE.
EARLY MIRRORS.
Several sets of
QUEEN ANNE, CHIPPENDALE AND
HEPPLEWHITE CHAIRS.
SHERATON BOOKCASES.
TABLES AND SIDEBOARDS.
SATINWOOD COMMODORES AND
CABINETS.
Single
SPECIMEN CHAIRS
of the best periods.
BRACKET, LONG-CASE AND MANTEL
CLOCKS
A CHIPPENDALE CABINET.
A SPINET.
TORCHERES.
A WILLIAM KENT TABLE.



MOTOR CARS.

LORRIES, TOOLS, WORKING PLANT
and
MISCELLANEA.

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R.A., Erskine Nichol, R.S.A., W. P. Frith,
R.A., George Morland, Burton Barber, Prin-
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Seymour Lucas, A.R.A., Sir E. Landseer,
P.R.A., Tom Mostyn, Briton, Riviere, R.A.,
D. G. Rossetti, T. B. Hardy, W. Wyllie,
R.A., J. M. Swan, R.A., and others.

A GAINSBOROUGH LANDSCAPE
19in. by 25in., in SEPIA and CHALK.

TWENTY-SIX DRAWINGS OF WINDSOR
CASTLE

By THOMAS NASH.

ENGRAVINGS
IN LINE AND MEZZOTINT.



WHICH WILL BE SOLD ON THE ABOVE PREMISES BY MESSRS.

KNIGHT, FRANK & RUTLEY

ON MONDAY, NOVEMBER 9TH, AND SEVERAL FOLLOWING DAYS, AT 1 O'CLOCK PRECISELY EACH DAY.



PRIVATE VIEW:
By Cards only on Tuesday and
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PUBLIC VIEW:
On Thursday, Friday and Saturday,
November 5th, 6th and 7th, from
10 to 5 o'clock each day.

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78, St. Vincent Street, Glasgow;
and 90, Princes Street, Edinburgh.

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Messrs. FIELD, ROSCOE & CO.,
36, Lincoln's Inn Fields, W.C. 2.



KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
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(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv. and xv.)

Telephones:
3066 Mayfair (4 lines).
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HARRODS Ltd.

62 & 64, BROMPTON ROAD, LONDON, S.W.1.
(OPPOSITE MESSRS. HARRODS LTD. MAIN PREMISES.)

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WEST BYFLEET, SURREY

40 minutes from Waterloo by excellent service, and near several first-class golf links.
THOROUGHLY UP-TO-DATE RESIDENCE, with every convenience, including lavatory basins in bedrooms.

ABUTTING TO GOLF LINKS.

Eight bedrooms, three bathrooms, dining room, morning room, drawing or billiard room, offices, servants' hall; double garage.

ELECTRIC LIGHT. MAIN WATER AND DRAINAGE.

GARDENS; tennis lawn, kitchen garden with fruit trees, matured hedges, fine old trees; in all about ONE-AND-A-HALF ACRES.

FOR SALE, FREEHOLD.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



£3,000.

SUSSEX AND KENT BORDERS

(Between Tunbridge Wells and the coast). 350ft. up with glorious views.

WELL-BUILT COUNTRY RESIDENCE, on a southern slope, and containing seven bed and dressing rooms, bathroom, lounge hall, three reception rooms, etc.; stabling, garage.

WELL LAID-OUT GARDENS.

Tennis lawn, kitchen and fruit gardens, orchard and pasture; in all

OVER EIGHT ACRES.

SEVERAL GOLF LINKS WITHIN EASY REACH.

Full details HARRODS (LD.), 62-64, Brompton Road, S.W.



NORTHWOOD

21 MINUTES BAKER STREET AND MARYLEBONE.

Station and golf course near.

CHARMING RESIDENCE; hall, three reception, seven bedrooms, two bathrooms, offices.

ELECTRIC LIGHT AND POWER. CO.'S WATER AND GAS.

TELEPHONE. MAIN DRAINAGE. GARAGE.

DELIGHTFUL PLEASURE GROUNDS; tennis court, flower beds, etc.; in all about THREE-QUARTERS OF AN ACRE.

PRICE, FREEHOLD, £3,900.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



30 MINUTES EXPRESS SERVICE.

STAINES

PRE-WAR RESIDENCE, easily run, picturesque appearance; gravel soil; ten minutes from station and convenient for golf links; hall, three reception, seven bed and dressing rooms, bathroom, kitchen.

ELECTRIC LIGHT. CO.'S WATER. MAIN DRAINAGE.

LARGE GARDEN.

TENNIS LAWN, KITCHEN GARDEN, GREENHOUSE, ETC.

£2,250, FREEHOLD.

Inspected and recommended by HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



CHISLEHURST GOLF COURSE

(OVERLOOKING).
TO BE LET, UNFURNISHED. £300 PER ANNUM, NO PREMIUM.
Delightful position. Southern aspect.

SINGULARLY ATTRACTIVE AND WELL-FITTED RESIDENCE, erected by an eminent architect for his own occupation, convenient for station, whence London is reached in about 20 minutes; three reception, nine bed and dressing rooms, two bathrooms, well-appointed domestic offices.

Gas, Co.'s water, main drainage, electric light, telephone.

Room for garage.

CHARMINGLY DISPOSED GARDEN, ornamental and tennis lawns, specimen trees, fine yew hedges, etc.; in all about

ONE-AND-A-HALF ACRES.

Sole Agents, Messrs. HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



PRICE, FREEHOLD, £2,500.

PRACTICALLY ADJOINING FIRST-CLASS GOLF COURSE.

WORPLESDON AND WOKING

PICTURESQUE RESIDENCE, first-class order; three reception rooms five bedrooms, bathroom.

ELECTRIC LIGHT. MODERN CONVENIENCES.

GARAGE.

PLEASANTLY LAID-OUT GARDENS AND GROUNDS, with tennis lawn, flower beds, etc.; in all nearly

ONE ACRE.

Inspected and recommended by the Agents, HARRODS (LD.).

3, MOUNT STREET,
LONDON, W.1.

RALPH PAY & TAYLOR

Telephones :
Grosvenor 1032 & 1033.

CLOSE TO A LOVELY REACH OF
THE THAMES



NEAR G.W. RY. STATION,
Whence London is reached in 45 minutes.
PERFECTLY APPOINTED RESIDENCE.
Four bedrooms, two reception, bathroom.
All modern conveniences. Garage.
DELIGHTFUL GARDEN: in all
ONE-AND-A-HALF ACRES.
PRICE, FREEHOLD, £3,250.
Inspected and recommended, RALPH PAY & TAYLOR,
as above.

BETWEEN LONDON AND THE
SOUTH COAST



**PERFECTLY DELIGHTFUL LONG, LOW
OLD-WORLD RESIDENCE.**
Partly of the Tudor Period, high up, with lovely views.
**FOR SALE, WITH 20 OR ABOUT 50 ACRES ON LOW
TERMS.**
Thirteen bed and dressing, three bath, lounge hall, etc.,
and delightful large music room; oak beams and panelling
in several rooms.
**CENTRAL HEATING. COMPANY'S WATER.
ACETYLENE GAS. PHONE.**
Stabling, garage, farmery, etc., two cottages.
Sole Agents, RALPH PAY & TAYLOR, 3, Mount Street,
W. 1.

400FT. UP, NEAR BANBURY



GENUINE GEORGIAN RESIDENCE,
commanding fine views.
TO BE LET, FURNISHED
(or the Lease would be disposed of).
About 20 bed and dressing rooms and seven bathrooms.
**CENTRAL HEATING AND ELECTRIC LIGHT
INSTALLED.**
Stabling for fifteen. Garage for three cars.
First-rate centre for hunting with the Warwickshire,
Bicester, Grafton and Fyfeley.
1,200 ACRES OF SHOOTING.
Full particulars of the Owner's Agents, Messrs. RALPH
PAY & TAYLOR, 3, Mount Street, W. 1.

RALPH PAY & TAYLOR, 3, MOUNT STREET, GROSVENOR SQUARE, W.1.

ROBINSON, WILLIAMS & BURNANDS

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Telephones : GROSVENOR 2430 and 2431.

Telegrams : "THROSIKO, LONDON."



MELTON MOWBRAY
MAGNIFICENT VIEWS THROUGH THE VALE.
LEICESTERSHIRE.
CHARMING RESIDENTIAL ESTATE for
SALE, occupying a perfect position. **DWARF
RESIDENCE.** Accommodation: Sixteen bedrooms, three
bathrooms, three reception rooms, lounge hall, cloakroom,
excellent offices; gardener's cottage, garage with living
rooms over, perfect stabling and grooms' accommodation.
**COMPANY'S WATER. CENTRAL HEATING.
ACETYLENE GAS. TWO DRIVES WITH LODGE.**
ATTRACTIVE GROUNDS, including kitchen garden,
tennis court, three paddocks and woodland; in all
32 ACRES.
CAPITAL HOME FARM OF 180 ACRES.
Close to golf and polo. In perfect order.
**WOULD BE LET, FURNISHED, FOR HUNTING
SEASON.**
Inspected and recommended. (6079.)

ROBINSON, WILLIAMS & BURNANDS, 89, MOUNT STREET, W.1.

HANKINSON & SON

AUCTIONEERS, LAND & ESTATE AGENTS,
Phone 1307. BOURNEMOUTH.

OVERLOOKING THE BLACKMORE VALE.



"CORN HILL COTTAGE," MELBURY
ABBAS, 550ft. above sea level, one-and-a-half
miles from Shaftesbury and four miles from main line
station. 300-year-old **COTTAGE RESIDENCE**, built of
stone, with thatched roof: two reception, five bed, bath
(h. and c.); good water supply by engine. In excellent
repair and fitted with modern conveniences; two acres
of garden, orchard and paddocks. To be sold by
Auction on November 3rd, 1925 (unless previously Sold
Privately).

DREWEATT, WATSON & BARTON, NEWBURY

ACTING IN CONJUNCTION WITH

THAKE & PAGINTON, NEWBURY

EXECUTORS' SALE.

IN THE BEAUTIFUL NEWBURY COUNTRY

About one hour's fast service to Paddington; only one-and-a-quarter miles of station.

**FIRST-CLASS GOLF. HUNTING.
FISHING.**

TO BE SOLD,

"THE LAWN," SPEEN.

A GEORGIAN RESIDENCE.

ALTITUDE 300FT. GRAVEL SOIL.
Delightfully situate amidst park-like
pasture, fine old trees, etc.

Lounge hall, four reception rooms,
ten bedrooms, three bathrooms, etc.

CENTRAL HEATING.

ELECTRIC LIGHTING.

COMPANY'S WATER.

MAIN DRAINAGE.

GARAGE. STABLES.

OLD-WORLD GARDENS.

Three tennis courts; in all about

ELEVEN ACRES.

VACANT POSSESSION.

Further particulars and orders to view
of the joint Agents, as above.



IN A MOST ENCHANTING DISTRICT.

CHIPSTEAD, SURREY

Overlooking golf links: on S.E. slope, near station.

BEAUTIFULLY LAID-OUT AND MATURED GARDEN

of over

HALF AN ACRE,

enclosed by evergreen hedges, tennis court.

Seven bedrooms, two baths, three large reception rooms,
bill, gent.'s cloakroom, excellent offices; on two floors only.

ELECTRIC LIGHT.

PRICE £3,750.

GARAGE.

Sole Agent, H. B. BOND, F.A.I., Estate Offices, Coulsdon
South Station, Chipstead and Merstham.



MESSRS. CRONK

ESTATE AGENTS AND SURVEYORS,
KENT HOUSE, 1B, KING STREET, ST. JAMES'S,
S.W. 1, and SEVENOAKS, KENT.
Established 1845. Telephones, 1195 Regent; 4 Sevenoaks.



AT A BARGAIN PRICE.

SEVENOAKS.—Attractive modern **FREEHOLD
RESIDENCE**, with spacious lounge, two large
reception, nine bed and dressing, bathroom, etc.; water,
gas, electric light, main drainage; garage, stabling, and
flat; charming grounds: three-and-a-half acres; one
mile station.—Messrs. CRONK, as above. (6165.)

RIPPON, BOSWELL & CO., F.A.I.

LAND AGENTS, SURVEYORS & AUCTIONEERS,
8, QUEEN STREET, EXETER.

Telephone 204.

ILLUSTRATED REGISTER OF PROPERTIES in the
South and South-Western Counties. Price 2/-; by post, 2/6.

CORNWALL (IN THE BEST PART OF OLD-WORLD
FOVEY).—Charming modern **RESI-
DENCE**, facing south, with un-
rivalled views; hall, two reception,
six bedrooms, dressing room, bath;
main water, gas; garden; **BOATING.**

**BATHING, FISHING AND GOLF; MILD, EQUABLE
CLIMATE.**—RIPPON, BOSWELL & CO., Exeter. (4693.)

'Phones:
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CONSTABLE & MAUDE

HEAD OFFICE: 2, MOUNT STREET, LONDON, W.1

Branches:
CASTLE STREET, SHREWSBURY.
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SURREY AND SUSSEX BORDERS

GENTLEMAN'S IDEAL PLEASURE FARM.

in a lovely unspoiled district, high up, with good views, and a short drive from main line station.

FASCINATING OLD-WORLD RESIDENCE,

CHARMANS, BROADBRIDGE HEATH, HORSHAM.

approached by long drive, facing south, and containing ten to twelve bed and dressing rooms, two bathrooms, magnificent oak drawing room, and three other reception rooms, modern offices; electric light, 'phone, capital water supply; ample model farmbuildings, suitable for pedigree stock; cottage, garage, etc.

EXQUISITE BUT INEXPENSIVE GARDENS.

hard tennis court, kitchen garden, and pastureland extending to about 118 ACRES.

CONSTABLE & MAUDE have been instructed to offer the above by AUCTION, at the Mart, 155, Queen Victoria Street, E.C. 4, on Wednesday, October 28th (unless previously disposed of Privately).—Illustrated particulars of the Solicitors, Messrs. COTCHING and SONS, London Road, Horsham, and of the Auctioneers, Messrs. KING & CHASEMORE, Horsham, and CONSTABLE & MAUDE, 2, Mount Street, W. 1, as above.



HAMPSHIRE DOWNS

Three miles from Alton and ten from Basingstoke.

THE CHARMING FREEHOLD GEORGIAN RESIDENCE, known as

"FROYLE HOUSE,"

Near ALTON,

approached by a drive, and containing outer and inner halls, billiard and four reception rooms, seventeen bed and dressing rooms, two bathrooms, and ample offices.

CAPITAL STABLING. TWO GARAGES FOR FOUR CARS. TWO COTTAGES.

BEAUTIFUL MATURED GARDENS AND GROUNDS, including fine old lawns, paddock, walled kitchen and fruit gardens, small orchard; in all about

TEN ACRES.

FISHING.

SHOOTING.

HUNTING.

MESSRS. CONSTABLE & MAUDE have been instructed to offer the above Property for SALE by AUCTION, at the London Auction Mart, 155, Queen Victoria Street, E.C. 4, on Wednesday, October 28th, 1925, at 2.30 p.m. (unless Sold previously by Private Treaty).—Illustrated particulars from the Solicitors, Messrs. KEMPSON & WRIGHT, Solicitors, Farnham, Surrey; or from the Auctioneers, at their Offices, 2, Mount Street, W. 1, as above.

CONSTABLE & MAUDE, 2, MOUNT STREET, GROSVENOR SQUARE.

BERRYMAN & GILKES

2, HANS ROAD, BROMPTON ROAD, S.W. 3.

Telephone: Kens., 8300, 8301.



A COUNTRY COTTAGE (only 30 miles from London; in the beautiful Gomshall and Shere district of Surrey).—An attractive RESIDENCE, not overlooked, having two reception, studio, five bedrooms, dressing room, bathroom, etc.; Company's water; garage; very pretty small garden. PRICE £1,400, Freehold. Inspected by the Agents, as above.

KENT COAST.—Overlooking the beautiful St. Margaret's Bay, commanding an unrivalled panorama of the English Channel extending to coast of France.



Six bedrooms, fully fitted bathroom, quaint sitting hall with drawing room, ample domestic offices, company's water, telephone, electric light.

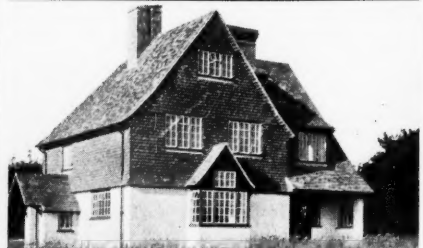
ELLIS & SONS

AUCTIONEERS, VALUERS, SURVEYORS.
ESTATE HOUSE, 31, DOVER STREET, PICCADILLY,
LONDON, W. 1.

Telephone: 4364-4365 Gerrard.

Telegrams: "Ellisoneer," Piccy, London.

Manchester Liverpool, Southport, Carlisle, Altrincham, etc.



£2,850 FREEHOLD (near Winchester; fine open views to S. and S.W.; well-sheltered on east side; quiet situation near golf course).—Two reception rooms, six bedrooms (four fitted with lavatory basins), bathroom, etc.; Company's water, as garage; one-and-a-half acres of ground, including a copse.—Agents, ELLIS & SONS, as above.

RUMSEY & RUMSEY

BOURNEMOUTH (SEVEN OFFICES).

HIGHEST SITUATION IN THANET.

Within easy reach of golf links and the sea.



ARTISTIC RESIDENCE, enjoying a south aspect and situate in a quiet and secluded position with rural surroundings; spacious lounge hall, three reception, five bed and dressing rooms, bathroom (h. and c.), compact offices, Company's water, gas, electric light, central heating, main drainage; delightful grounds, two lawns with herbaceous borders, flower, fruit and kitchen gardens; 3,700 GUINEAS FREEHOLD.

SOUTH WESTMORLAND.—To be LET, with entry May 12th next, MORESDALE HALL, Grayrigg, near Kendal (six miles), together with about 2,000 acres of mixed shooting surrounding the House, including small grouse moor. House contains four reception rooms, billiard room, ten bedrooms, three dressing rooms, bathrooms and ample kitchen accommodation. The grounds include two cottages, laundry, stabling, garage, a productive walled garden, tennis lawn, and accommodation land, if required.—Orders to view may be obtained from the undersigned, A. HOGGARTH & SON, F.S.I., Land Agents, Kendal.

Matured gardens, full-sized tennis lawn, loggia and terrace.

PRICE, FREEHOLD, £3,000.

Particulars of FLASHMAN & Co., LTD., St. Margaret's-at-Cliffe, and at Dover.

MONMOUTHSHIRE.—DAVIS & SONS can offer quite a good gentleman's RESIDENCE; four reception, five best bedrooms, two bathrooms; garage, groom's cottage, at the bargain price of £1,200.—Apply Valuation and Estate Offices, Usk.

GIDDYS (MAIDENHEAD (Telephone 54.) SUNNINGDALE (Telephone 73 Ascot.) WINDSOR (Telephone 73.)

SUNNINGDALE.

With beautiful views, the outlook including two of the greens on the famous links.

MESSRS. GIDDY are instructed to SELL a FREEHOLD RESIDENCE, with which there are few to compare in this favourite district, and at a price which has no relation to its cost in recent years, with a position of great charm on high ground amidst perfectly secluded and beautiful grounds, considered the most attractive in the district. It contains five reception rooms, fourteen or fifteen bedrooms, four bathrooms and admirable offices, lighted and heated by electricity, and all up-to-date appliances. Decorated regardless of cost and with charming taste.

Good stabling, garage and man's rooms. Cottage.

Large kitchen garden, range of glass, etc.

Highly recommended by the Agents, GIDDYS, of Sunningdale.

SUNNINGDALE.

Facing the golf links.

3,000 GUINEAS. — Well-built Freehold RESIDENCE, in good repair throughout. Contains eight bedrooms, bathroom, three reception rooms; garage. GROUNDS OF ONE-AND-A-HALF ACRES.

With tennis lawn, etc.

Electric light. Telephone. Gas. Main water.

IMMEDIATE POSSESSION.

Recommended by GIDDYS, Sunningdale.

LAND FOR SALE

DELIGHTFUL SITES ON WIMBLEDON COMMON.

WIMBLEDON COMMON (high up, wonderful views, gravel soil).—75 choice PLOTS OF LAND in this unique position for SALE by AUCTION locally on October 20th.—Full particulars of HAWES & Co., Auctioneers, Wimbledon. Tel. 99 and 1000.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129.

ILLUSTRATED REGISTER OF PROPERTIES IN
CHELTENHAM AND THE WESTERN COUNTIES
WILL BE SENT ON APPLICATION.



GLOS. AND WORCS. BORDERS.—The above attractive old-fashioned RESIDENCE, close to main line (L.M.S.); three reception rooms, six bedrooms, bath, well-equipped domestic offices; central heating, main water and drainage; two garages; well laid-out garden and productive orchard; in all nearly three-and-three-quarter acres. PRICE, £3,250, or near offer for quick SALE. The Residence is in first-class condition.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129

BRUTON, KNOWLES & CO.

ESTATE AGENTS,
SURVEYORS AND AUCTIONEERS,
ALBION CHAMBERS, KING STREET,
Telegrams: "Brutons, Gloucester." GLOUCESTER.
Telephone: No. 967 (two lines).

WOTTON-UNDER-EDGE (Glos.)—To be SOLD, an attractive RESIDENCE containing lounge hall, two reception, seven bedrooms, bathroom and usual offices; good garage; attractive grounds, pasture field and orchard; in all about two-and-a-half acres. The House is in excellent order. Company's water, electric light, telephone. Stinchcombe Hill Golf Links about six miles distant. Hunting with two packs. Price £3,000.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (M 136.)

NEAR ROSS-ON-WYE.—For SALE, a particularly attractive RESIDENTIAL PROPERTY, occupying a delightful position, commanding magnificent views of great extent. The Residence is well appointed, and contains three reception rooms, small billiards room, nine bedrooms, bathroom and office; stabling, garage, two cottages; delightful grounds, orcharding and pastureland; in all about 20 acres. Excellent water supply; sandy soil; electric light is being installed. Vacant possession on completion. Price 5,000 guineas.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (H 123.)

GLOS (about five miles from Gloucester, in a sheltered position overlooking the River Severn).—To be LET, unfurnished, an attractive RESIDENCE, facing south, containing hall, three reception rooms, eight bedrooms, bathroom and usual offices; stabling, garage; attractive grounds and excellent pasture orcharding; in all nearly three acres; electric light. Rent, £150 on Lease.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (D 6.)



STIRLINGSHIRE (LARBERT).—CARBROOK HOUSE (unfurnished) to be LET on lease for a term of years from Martinmas, 1925. The house is situated in extensive and beautifully wooded policies, and commands charming views; it is approached by a main avenue (with entrance lodge) leading from the LARBERT and Stirling Road of about one-third of a mile in length and by other subsidiary avenues; the house is mainly of two storeys, with some attic rooms and basement; it contains six public rooms, nine bedrooms, with four dressing rooms, ample servants' accommodation, two bathrooms, four lavatories, excellent and ample kitchen, pantry and other service accommodation; lighted by petrol gas, hot water heating installation, public gravitation water supply to house and offices; the offices consist of chauffeur's house, groom's room, garage for three cars, good stabling accommodation, laundry, byre, piggeries, hen houses, etc., also two large kennels for sporting dogs at South Lodge; the garden grounds are extensive, but a great part consists of shrubbery and orchard, and the ground in cultivation is of reasonable extent, there are good glasshouses, potting sheds, etc., also a gardener's cottage; the shootings (low ground), extending to 945 acres or thereby, will be let along with the house after the forthcoming season.—For further particulars and permission to view, apply to Messrs. JOHN C. BRODIE & SONS, W.S., 5, Thistle Street, Edinburgh.

W. HUGHES & SON, LTD.

Auctioneers and Estate Agents,
38, COLLEGE GREEN, BRISTOL.
Phone: 1210 Bristol. Established 1832.



WILTS (near Warminster and standing in fourteen acres of delightful park-like grounds, pastureland and woodland with stream).—This attractive modern creeper-clad RESIDENCE, in perfect order; three reception rooms, nine bedrooms, bath (h. and c.); Co.'s water, acetylene gas; stabling, garage, farmbuildings. Hunting with two packs. Golf.

PRICE £3,000, OR NEAR OFFER.
Inspected and strongly recommended. (17,198.)



BETWEEN EXETER AND TAUNTON.

AT VERY REDUCED PRICE for quick SALE.
This charming old-fashioned Country Residence, in 33 acres, with home farm, two cottages, etc.; four reception rooms, ten bedrooms, two bathrooms (h. and c.); electric light, central heating.
Hunting. Fishing. Shooting. Golf.
Inspected and strongly recommended. (17,046.)



MENDIPS (within easy reach of Weston-super-Mare and Burnham; close to church, station, post and telegraph, and in beautiful position).—This compact modern Country Residence, in about three-and-a-half acres, with stabling and garage; three to four reception rooms, billiard room, seven bedrooms, bath (h. and c.); Co.'s water, petrol gas, electric light available.

PRICE £2,550.
Inspected and strongly recommended. (17,174.)

**YORKSHIRE (NORTH RIDING).
NORTH ORMESBY, MIDDLESBROUGH.
240 ACRES OF FREEHOLD BUILDING LAND.**

WITH VALUABLE ROAD FRONTAGES, RIPE FOR DEVELOPMENT, comprising WHITE HOUSE FARM—82 ACRES.

Over 40 building lots from 500 yards to sixteen-and-a-half acres, allotment gardens, accommodation lands, railway siding and coal yard, three cottages and

THE FREEHOLD RESIDENTIAL AND AGRICULTURAL ESTATE known as

"ORMESBY HALL,"

264 ACRES,

comprising

A FINE GEORGIAN MANSION IN A BEAUTIFUL PARK.

Containing five reception rooms, conservatory, extensive domestic offices, 31 bed and dressing rooms, two bathrooms. Company's gas and water, septic tank drainage, central heating and telephone.

Three lodges, four cottages, chauffeur's house, stabling, garage, estate buildings, excellent home farm, with good farmhouse and

WOODLAND BUILDING SITE—ELEVEN ACRES.

"Ormesby Hall" can only be inspected by appointment. Orders to view to be obtained from the Auctioneers.

MICHAEL FARADAY AND PARTNERS

have been instructed to offer the above for SALE by AUCTION, in Lots, at the Wellington Hotel, Albert Road, Middlesbrough, on Thursday, October 22nd, 1925, at 3 p.m. Land Agent, Capt. PRITCHETT, the Estate Office, Ormesby, Yorks.

Solicitors, Messrs. C. & M. TURNER, 199, Piccadilly, London, W. 1.

Particulars, plans, and Conditions of Sale may be obtained from the Auctioneers, Messrs. MICHAEL FARADAY and PARTNERS, 77, Chancery Lane, London, W.C. 2. Telephone Holborn 643 and 644.

STUART HEPBURN & CO.

39-41, BROMPTON ROAD,
KNIGHTSBRIDGE, S.W. 3.
Telephone: Kensington 9320 (4 lines).
Telegrams: "Appraisal, Knights-London."

OVERLOOKING A SURREY COMMON.



THIS DELIGHTFUL TUDOR REPLICA, only fifteen miles from London, in favourite district; galleried hall, three reception, six bedrooms, bathroom, servants' sitting room. ELECTRIC LIGHT; CO.'S WATER; GARAGE. Charming formal gardens; in all

TWO ACRES.

Crown Lease 95 years to run.

PRICE £3,500.



DERBYSHIRE.—To LET on Lease, COUNTRY RESIDENCE, containing three reception rooms, four bedrooms, two dressing rooms, two servants' bedrooms, boxroom, kitchen, pantry, scullery, servants' hall, two bath, rooms, w.c.; two garages, stabling for four horses, two cottages; tennis lawn, walled kitchen garden with two greenhouses; telephone, electric light, water by gravitation; station three-quarters of a mile. Hunting with Meynell, Dove Valley and Lord Harrington's Hounds.—Apply "A 7111," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

WORCESTERSHIRE.—To LET, possession March 25th, 1926, "Apostles Oak," Abberley, a well-appointed small RESIDENCE in good order, commanding beautiful and extensive views of the Teme Valley and surrounding country. The House contains entrance hall, lounge hall, four rooms, kitchen and convenient offices on the ground floor, nine best and secondary bedrooms, bathroom, etc.; attractive garden, tennis lawn, kitchen garden, first-class stabling for four horses, motor-house and buildings, gardener's cottage; good supply of water by gravitation, acetylene gas throughout; close to post office, telephone exchange and church; doctor one mile, Stourport Station six miles, Worcester twelve miles.—Further particulars from C. WALKER, Estate Office, Abberley, Worcester.



WALTON, near FELIXSTOWE, SUFFOLK.
A CHARMING OLD-FASHIONED SMALL RESIDENCE, known as "PEWITT COTTAGE," in a sheltered position with south aspect and views over Harwich Harbour and the sea; three reception, five bedrooms, oak-beamed ceiling; all modern conveniences; good garden. For SALE by AUCTION, at Ipswich, on October 29th, 1925.—Auctioneers, GARROD, TURNER & SONS, 1, Old Butter Market, Ipswich.



"NORTH LODGE," CARSHALTON (Surrey; 30 minutes from City and West End).—A picturesque old HOUSE of Historic interest, containing four bedrooms, three sitting rooms, kitchen, scullery, larder, wine cellar, two bathrooms, two w.c.'s and attic; outhouses include coach-house (or garage), stabling for two horses, harness room, various sheds and greenhouse. There is also a cottage attached which can be used as part of the house or let, separately at about £60 per annum. The House contains, some fine oak beams and other features, and has been kept unspoiled so far as is compatible with modern comforts which include gas, electric light, main drainage, water central heating stove, etc. Price £2,100, Freehold (or nearest offer).—Apply to OWNER, at above address.

CHARTERED
SURVEYORS.**Messrs. RAWLENCE & SQUAREY**AUCTIONEERS
AND VALUERS.

SALISBURY, WILTSHIRE.

4, THE SANCTUARY, WESTMINSTER, S.W.1.

SHERBORNE, DORSET.

FOR SALE BY PRIVATE TREATY.

LAVERSTOCK HALL

NEAR SALISBURY, WILTS (WITHIN A MILE OF THE CITY).

ATTRACTIVE FREEHOLD RESIDENCE.

Containing lounge hall, three well-proportioned reception rooms, twelve bed and dressing rooms, two bathrooms, and good domestic offices, fitted with

ELECTRIC LIGHT AND CENTRAL HEATING.



THE RESIDENCE, approached by carriage drive, with lodge entrance, faces south and west, overlooking spacious pleasure grounds, tennis lawns, and well-timbered park, bordered by matured belts of trees; garage and stables; walled kitchen garden, conservatory, two greenhouses, gardener's and chauffeur's cottages, dairy, cowsheds, piggeries, mill house, electric power house and pastures, bordered by river providing about a

MILE OF EXCELLENT FISHING. GOOD WATER SUPPLY AND MODERN DRAINAGE.

The House is in good structural and decorative order, and being occupied by the owner is for SALE with

VACANT POSSESSION ON COMPLETION OF PURCHASE. TOTAL AREA ABOUT 46 ACRES. HUNTING, SHOOTING AND GOLF within easy distance.

For further particulars, photos and orders to view, apply to Messrs. RAWLENCE & SQUAREY, Land Agents and Auctioneers, Salisbury; 4 The Sanctuary, Westminster, S.W.1, and Sherborne, Dorset; or Messrs. JOHN D. WOOD & CO., 6, Mount Street, Grosvenor Square, London, W.1.

THE BLACKMORE VALE, DORSET.

HUNTING AND POLO.

By Order of H. W. L. McCall, Esq.

CHETNOLE DORSET (about seven-and-a-half miles from Sherborne, whence London can be reached within two and a half hours).—The Freehold RESIDENCE, known as "FOYS," containing lounge hall, three reception rooms, twelve bed and dressing rooms, and two bathrooms, together with excellent modern stabling, paddocks. Pleasure grounds, gardens; entrance lodge and two cottages; embracing an area of about

14A. 3R. 4P.

Electric light, telephone, and public water supply. The Property will be offered with **VACANT POSSESSION** of the House on completion of purchase.

SHERBORNE, DORSET.

Providing an excellent centre for hunting with the Blackmore Vale, and also situate close to the well-known Girls' and Boys' schools; within two-and-a-half hours of London. By Order of the Exors. of the late H. W. D. S. Boden, Esq.

THE FREEHOLD RESIDENCE, known as "THE BEECHES," containing lounge hall, three reception rooms, eleven bed and dressing rooms, nurseries, and three bathrooms, together with pleasure grounds, gardens, tennis lawn, squash racquet court, paddocks, and good modern stabling; embracing a total area of about

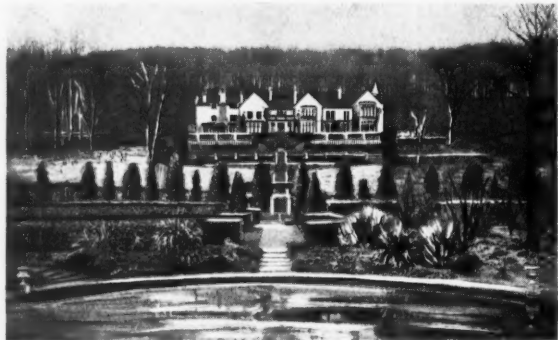
3A. OR. 24P.

Electric light and telephone, public gas and water supply. The Property will be offered with **VACANT POSSESSION** on completion of purchase.

MESSRS. RAWLENCE & SQUAREY are instructed to offer the above three Properties for SALE by AUCTION, in SIX LOTS, at the Digby Hotel, Sherborne, on Thursday, November 5th, 1925, at 3.30 p.m.—Particulars and conditions of Sale may be obtained from Messrs. RAWLENCE & SQUAREY, Auctioneers and Land Agents, Sherborne, Dorset; Salisbury, and 4, The Sanctuary, Westminster, S.W.1.

KEARSNEY COURT, NEAR DOVER, KENT

A CHARMING RESIDENCE.



Four reception rooms, seven principal bedrooms, six servants' bedrooms, four bathrooms, billiard room, lounge hall, good domestic offices, well-planned accommodation; gas and electric light; central heating, modern drainage; southern aspect, commanding beautiful views.

Stabling for six horses, garage for five cars; three entrance lodges.

MOST ATTRACTIVE PLEASURE GROUNDS.

with terrace gardens and ornamental water; in all about

24 ACRES.

Full particulars and orders to view of Messrs. FAREBROTHER, ELLIS & CO., Auctioneers and Estate Agents, 29, Fleet Street, E.C.4 (Central 9344), and 26, Dover Street, W.1 (Regent 6368).

TITTLE ROW, MAIDENHEAD

MESSRS. LAWRENCE & SON are favoured with instructions from the Trustees of the will of the late Mr. David Aitchison and the Executors of the late Miss Hickman to SELL by AUCTION, at the Town Hall, Maidenhead, on Tuesday, October 20th, 1925, at 3.30 o'clock prompt,



THE VERY DESIRABLE RESIDENCE,

known as

"THE FIRS,"

delightfully situated with S.E. aspect in charming grounds and containing entrance hall, three reception rooms, good domestic offices, nine bedrooms, bathroom; stabling and garage, greenhouses; vegetable and flower gardens, orchard and two paddocks; in all about

FIVE ACRES.

VACANT POSSESSION will be given on completion of purchase.

Within easy reach of excellent hunting and golfing facilities.

Also semi-detached Cottage, known as

"THE FIRS COTTAGE,"

and the Residence known as "REDCOT."

Particulars, plan and conditions of Sale may be obtained from Messrs. ROSE, JOHNSON & HICKS, Solicitors, 9, Suffolk Street, Pall Mall; or from the Auctioneers, Messrs. LAWRENCE & SON, Estate and Auction Office, Marlow.

BLACKMORE VALE, DORSET

Five-and-a-half miles from Sherborne, and six miles from Sturminster Newton.

HUNTING, POLO AND GOLF.

TO BE SOLD BY PRIVATE TREATY.

THE FREEHOLD FAMILY RESIDENCE, known as

BISHOP'S CAUNDLE RECTORY,

together with

Pleasure grounds, gardens, two garages, stabling, and pastures, and cottage; embracing a total area of about

SIX ACRES.

Commanding beautiful and extensive views.

The House contains:

THREE RECEPTION ROOMS, FOURTEEN BED AND DRESSING ROOMS, BATHROOM, AND GOOD DOMESTIC OFFICES. WIRED FOR ELECTRIC LIGHT.

VACANT POSSESSION on completion of purchase.

For further particulars, apply Messrs. RAWLENCE and SQUAREY, as above.

Also, By Order of E. W. Bartlett, Esq.

THE FREEHOLD RESIDENCE, known as "THORNBANK," containing hall, two reception rooms, four bedrooms, boxroom, bathroom; together with gardens, stable, garage, etc.; and embracing an area of about

0A. 3R. 25P.

Extra accommodation can easily be provided on two floors by conversion of the large schoolroom. Public gas and water supply, electric light available. The Property will be offered with **VACANT POSSESSION** on completion of purchase.

If desired by the purchasers, arrangements can be made for a substantial part of the purchase money to be advanced on mortgage.



SOUTHERN BORDERS OF CELEBRATED HINDHEAD (700ft. up, south aspect, sunny situation, sand soil; two-and-a-half miles from Haslemere and Liphook Stations; two golf courses within easy reach).—For SALE, a creper-clad substantial and modern RESIDENCE, replete in all conveniences and in excellent order and condition; verandah on two sides; good hall, three excellent reception rooms and small study, complete domestic offices, six bed and dressing rooms, bath, and two staircases; gas, electric light available, telephone, water, modern drainage, heating; **ENTRANCE LODGE**; beautiful and productive gardens, tennis lawn, putting green, finely grown flowering trees and shrubs, rose gardens, very fine pinewoods affording delightful walks, and meadowland; in all **TWELVE-AND-A-HALF ACRES**.—C. BRIDGER & SON, F.A.I., Estate Agents, Haslemere and Hindhead, will send full particulars and photos on application.

NORTHWOOD, MIDDLESEX (opportunity for City man; London fifteen miles. City 35 minutes; golf five minutes).—Excellent modern COUNTRY RESIDENCE for SALE. Freehold, in perfect order throughout, quiet position in beautiful rural and woodland surroundings, high up with lovely views; four reception, nine bed and dressing rooms, bathroom, boxroom, servants' hall and well-equipped offices; electric light, gas, telephone, Company's water, main drainage and modern heating; garage-cottage with gardener's quarters; charming grounds, nearly three acres, garden with fine tennis lawn, orchard, paddock, etc.—Write "A 7126," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C.2.



WEST WORTHING.—BUNGALOW RESIDENCE of very attractive elevation; lounge and dining room, three bedrooms, bath, kitchen, etc.; two paved verandahs; beautifully fitted with every modern convenience; very fine hard tennis court; large garage with room over; walled garden; best residential part, few minutes of sea. Price £5,000.—BOSTELS, Warwick Street, Worthing. Phone 171. Sole Agents.

LOFTS & WARNERTELEPHONE:
GROSVENOR 2400.

130, MOUNT STREET, BERKELEY SQUARE, LONDON, W.1.

HUNTING WITH THREE OR FOUR PACKS. GOLF.
DERBY-LEICESTER BORDERSTO BE LET, UNFURNISHED, ON LEASE, OR MIGHT BE SOLD.
SITUATE IN A PICTURESQUE VILLAGE.**A CHARMING XVIII CENTURY RESIDENCE**, about three miles from a station, and within easy reach of Ashby-de-la-Zouch and Burton-on-Trent.

The HOUSE is STONE BUILT on SANDSTONE SOIL, FACING SOUTH-WEST, and contains entrance hall, four reception rooms, six principal bedrooms, and servants' rooms, two bathrooms, and usual offices, dairy, stabling for ten, and coach-house, three cottages; electric light, central heating, good water supply.

The House can be easily run with a small staff, is in good order, and many of the rooms are panelled. ORNAMENTAL GARDENS, tennis and other lawns, kitchen garden; in all about

ELEVEN ACRES.

For further particulars apply Messrs. ROWLAND & GERMAN, 190, Station Street, Burton-on-Trent; or LOFTS & WARNER, 130, Mount Street, London, W.1.

NEAR POLO AND GOLF.

HAM (Surrey; close to common, the river, and Richmond Park, and only 35 minutes' drive from Town).—To be LET, FURNISHED, a fine OLD-FASHIONED RESIDENCE, approached by carriage drive, and containing hall, morning room, dining room, smoking room, eight bed and dressing rooms, schoolroom, two bathrooms, and good domestic offices, including servants' hall; electric light, central heating, main drains, Co.'s water and gas; stabling and two coachhouses, men's rooms. ATTRACTIVE GROUNDS OF ABOUT FOUR ACRES, tennis and other lawns, etc. Further particulars from Messrs. LOFTS & WARNER, 130, Mount Street, Berkeley Square, W.1.**REGINALD C. S. EVENNETT, F.A.I.**

ESTATE OFFICES, HASLEMERE, HINDHEAD, FARNHAM.

JUST ON THE MARKET.

RARE OPPORTUNITY.

IN THE LOVELY HILL COUNTRY OF THE SURREY BORDERLAND

A COUNTRY RESIDENCE OF UNUSUAL CHARM.

700FT. UP. LOVELY VIEWS.
DRY BRACING AIR.

Main line station three miles; easy reach several golf courses.

ELEVEN BEDROOMS, TWO BATHROOMS, FOUR FINE RECEPTION ROOMS, SERVANTS' HALL.

Central heating, telephones throughout, electric light and gas, latest drainage, Coy's water.

Excellent order throughout. Replete with every comfort.

TWO GARAGES, STABLING, TWO EXCELLENT COTTAGES**BEAUTIFUL SECLUDED YET INEXPENSIVE GROUNDS.****SIX ACRES.**

Hard and grass tennis courts, collection specimen trees, Kitchen gardens, summer house of two rooms, yew hedges, carriage drive, etc.

FOR SALE AT PRE-WAR COST.

Full particulars of Sole Agent, who can strongly recommend from personal inspection, REGINALD C. S. EVENNETT, Haslemere. (Tel. No. 10.)

£3,250.**EAST DEVON**

ONE MILE FROM MAIN LINE STATION, TWELVE MILES FROM EXETER.

DELIGHTFUL COUNTRY RESIDENCE.

STANDING IN PRETTY WELL LAID-OUT GARDENS.

The House is well planned and labour saving

THREE RECEPTION ROOMS, TEN BEDROOMS,**CENTRAL HEATING. GOOD STABLING. GARAGE.**

Excellent fruit garden, vinery, greenhouse tennis court.

FOUR ACRES.

Golf, fishing a few minutes' walk. Good hunting district.



Inspected and recommended by the Agents, CONSOLE, RICKEARD & GREEN, 82, Queen Street, Exeter.

BUDE (N. Cornwall).—Gentleman's RESIDENCE for SALE, with possession; three reception, seven bedrooms, dining room, two bathrooms and offices; cellars, garage, stabling, gardener's cottage; charming shrubbery and grounds, tennis lawn; about two-and-a-half acres.—ALFRED GRAY, Estate Agent, Bude.**BEAUTIFUL OLD HOME AND FARM.**—Genuine old House, dated about 1450, with beautiful carved oak beams; two reception, office, six bed, bath; ample buildings, cottages, and 148 acres fine pasture and arable; two miles main line, Suffolk. Only £2,850, Freehold. Possession. —Photos of WOODCOCK & SON, Ipswich.**FOR SALE**, in Warwickshire, a splendid little PROPERTY of 130 acres, with small gentleman's Residence; beautiful gardens and tennis lawn. In heart of hunting country; near polo ground; main line station three miles away. Excellent feeding land; bailiff's cottage, good buildings and loose boxes. Vacant possession.—Apply JOHN TAYLOR & CO., Solicitors, 12, Exchange Street, Manchester.**£2,900.—MILE CIRENCESTER.**—Fine RESIDENTIAL PROPERTY; three reception, servants' hall, eight bedrooms, bath, three lavatories; stabling, four boxes, garage two cars; walled garden, paddock, orchard, well-timbered grounds, woodland walk; nearly five acres.—DRIVER, Stratton, Cirencester.**DEVON.****FOR SALE**, medium-sized, well-arranged red brick and slated COUNTRY RESIDENCE, FACING SOUTH, IN GOOD REPAIR, containing three reception rooms, five bedrooms, bathroom (h. and c.), and two attic bedrooms.**GOOD WATER SUPPLY, ELECTRIC LIGHT;**

two garages, cowshed, two loose boxes, two lawns, good garden and paddocks; seven-and-a-quarter acres in all; one mile from post office and Halevill Junction Station; 500 yards from village.

CONVENIENTLY SITUATED FOR THREE DAYS' HUNTING A WEEK IN A GOOD BANKING COUNTRY.

For further particulars apply to the Owner's Agents, SMYTH-RICHARDS, STAPLETON & FOX, Surveyors and Land Agents, Bridge Chambers, Bideford.

AT A VERY LOW RESERVE TO EFFECT A SALE.**HORLEY, SURREY.****40 MINUTES FROM LONDON.**—The well-appointed Residence and moderate-sized Agricultural Property, known as "HAROLD'SLEA," with about 319 acres, divided into lots, including the picturesque Residence, containing thirteen bedrooms, three reception rooms, fine billiard room, etc.; electric light, Co.'s water, ample out-buildings, two cottages, well-equipped farmbuildings, and about 115 acres; two valuable farms, small holding, and several areas of building and accommodation land with road frontages, which Messrs.**WM. WOOD, SON & GARDNER** are instructed to SELL by AUCTION (unless previously disposed of Privately), at the London Auction Mart, 155, Queen Victoria Street, E.C., on Friday, October 30th, 1925, at 2.30 o'clock in the afternoon.—Full particulars, plans and conditions of Sale may be obtained of Messrs. W. W. WOOD, SON & GARDNER, Auctioneers, Crawley, Sussex.**NORTH HANTS** (about midway between Reading, Newbury and Basingstoke, overlooking a delightful common with fine views, about three-and-a-half miles from stations, whence London just over the hour).—To be SOLD, a gentleman's charming COUNTRY PROPERTY, standing high, amidst beautiful scenery with south aspect, and containing three reception rooms (two leading to sheltered verandahs), lounge hall, complete offices, six bedrooms, bath (h. and c.); stable and coachhouse, large garage, and other outbuildings, gardener's cottage (a second cottage may be had if desired); garden room 53ft. by 18ft. The choice grounds include pleasure and well-stocked kitchen garden, tennis and croquet lawns, rose garden, plantation, and a fine pine wood, in all about six acres. Freehold.—Full particulars and price, apply Sole Agents, OMER, COOPER and POVEY, 17, Blagrove Street, Reading.**FURNISHED HOUSES TO LET****NEWBURY.**—To LET for winter months, charming RESIDENCE, containing (on two floors only) twelve bed and dressing rooms, four bathrooms, three reception rooms, splendid offices; garage; central heating, electric light. Servants' would remain. High ground, magnificent views. Rent only 15 guineas per week, to include wages of three gardeners and electrician.—For full particulars and arrangements to view, apply to the Sole Local Agents, Messrs. DREWETT, WATSON & BARTON, Newbury.**LEIGH-ON-SEA.**—To LET, for winter months or longer, charming Detached, comfortably furnished BUNGALOW RESIDENCE, containing two reception and four bedrooms, bathroom, usual domestic offices; high, healthy position; close sea, church, station, shops. Rent 2 guineas per week.—Further particulars and keys apply W. L. BULLIVANT, Estate Agent, Leigh-on-Sea.**HUNTING WITH GRAFTON AND BICESTER HOUNDS.** **FURNISHED RESIDENCE**, three reception, ten bed and dressing rooms, three bathrooms; garage, stabling for fifteen, cottage and paddock, to LET for Hunting season, or two years.—Apply EDWARD MILLARD & CO., Land Agents, 10, Union Court, Old Broad Street, E.C. 2, or Woods and Co., 16, St. Giles Street, Northampton.**FERNIE HUNT.**—FURNISHED COUNTRY HOUSES to be LET for the Season, all sizes.—State requirements to HOLLOWAY, PRICE & CO., House and Land Agents, Market Harborough. (Established over 100 years.)**MID-KENT.**—Eight-roomed furnished detached HOUSE; bath; two acres fruit; large garage; Co.'s water. SELL or LET.—SPONGE, 193, Shaftesbury Avenue.**BANBURY DISTRICT.**—To LET, Furnished, for six months, from November 1st, old-fashioned COUNTRY RESIDENCE; three reception, seven bedrooms, bath; stabling; petrol gas; grounds, three-and-a-half acres. Rent £150 for period.—F. J. WISE, Banbury.**TO BE LET**, furnished, "HUNMANBY HALL," East Yorkshire, close to Hunmanby Railway Station and within easy distance of Bridlington, Filey and Scarborough. Is equipped with all modern improvements and thoroughly up to date in every respect; electric light, good water supply. Hunting, shooting and golf. To be LET for period, November 1st, 1925, to March 31st, 1926.—Further particulars from Messrs. N. EASTON & SON, Auctioneers, Valuers and Estate Agents, Imperial Chambers, Bowalley Lane, Hull.**SHOOTINGS, FISHINGS, &c.****SCOTLAND.**
ESTATES—SHOOTINGS—FISHINGS.

For Sale or to Let.

Full particulars apply

WALKER, FRASER & STEELE, Estate Agents,

74, BATH STREET, GLASGOW.

Telegrams: "Sportsman, Glasgow."

WANTED, ROUGH SHOOT, over several hundred acres, within 80 miles London, preferably Norfolk.—Write, stating full particulars, to "A 7125," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

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A REALLY BEAUTIFUL MODERN HOUSE

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Perfectly appointed.

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CENTRAL HEATING.

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OAK PARQUET FLOORS.
FINE ROOMS.

Ten bedrooms, three bathrooms, fine lounge, three other reception rooms (one suitable for billiard or music room).



WONDERFUL GARDENS

(inexpensive to maintain),

comprising hard and grass tennis courts, long grassy walks with herbaceous borders, rose, lavender walks, flag-paved walk, fine Japanese garden, sunken rose garden with crazy paving, goldfish pond, summer-house, etc.

GARAGE

for two cars with man's rooms over. Total area in all about

4½ ACRES.

To be SOLD by AUCTION, or offers invited privately. Illustrated particulars of the Solicitors, Messrs. REHDER & HIGGS, 29, Mincing Lane, E.C. 2. Auctioneers, MAPLE & Co., Tottenham Court Road, London, W. 1.

MIDDLESEX

BETWEEN HARROW AND BUSHEY HEATH.
Fifteen miles from London.

THE FREEHOLD exceptionally attractive and well-built modern RESIDENCE.

"THE RIDGE,"
HARROW WEALD.

In splendid structural and decorative condition and well planned on two floors; electric light, gas, water, telephone, main drainage.

A fine drawing or full-sized billiard room, dining and morning rooms, six bedrooms, dressing and bathrooms, and complete offices; double garage and stable (would make excellent cottage residence).

VERY PRETTY GARDENS.
tennis lawn, kitchen garden; range of poultry houses; area over

ONE ACRE.

To be SOLD by PUBLIC AUCTION, in November next, or offers invited privately.
Auctioneers, MAPLE & Co., LTD., Tottenham Court Road, London, W. 1.



FOR SALE BY PRIVATE TREATY.

CHESHIRE

25 miles from Manchester, 43 from Liverpool and twelve miles from Crewe.

ATTRACTIVE RESIDENTIAL AGRICULTURAL

ESTATE of

2,200 ACRES

(or might be divided and sold with 800 acres),

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SOMERFORD PARK, CONGLETON.

Farms and cottages well tenanted and let.

SUBSTANTIAL MANSION.

standing in finely timbered park with pleasant grounds and walled kitchen garden. The House is in good repair and contains six reception rooms, billiard room, seventeen bedrooms and dressing rooms, three bathrooms, fifteen servants' bedrooms and ample offices.

EXCELLENT PARTRIDGE AND PHEASANT SHOOTING AND TWO MILES OF FISHING.

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For further particulars, apply A. R. BIGGS, Land Agent, Eaton, Congleton.



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JOHN PRITCHARD & CO. (Firm, PARKER, MACKENZIE, F.A.I.) have for SALE by private treaty several beautifully-wooded AGRICULTURAL and SPORTING ESTATES, and high-class RESIDENCES (with or without land) in Anglesey, Carnarvonshire, Denbighshire and Merionethshire. Anglesey is the best sporting county in North Wales. Please state exact requirements.—Head Office, Bank Chambers, Bangor.

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WANTED AT ONCE, small COUNTRY HOUSE, near village in South Devon, Somerset or Dorset, to rent for twelve months, furnished or unfurnished; three sitting rooms, four bedrooms, proper water supply, plumbing and drainage, not far from main line to London.—Send particulars to Major E. C. HOLDEN, c/o BANK OF MONTREAL, Waterloo Place, London, S.W. 1.

NO COMMISSION REQUIRED.
REQUIRED TO PURCHASE.
BICESTER OR WARWICKSHIRE COUNTRY.

A RESIDENTIAL PROPERTY of 50 to 100 acres, together with a moderate-sized RESIDENCE of character, containing fourteen to eighteen bedrooms. An up-to-date House is preferred, but the purchaser will modernise a GENUINE OLD HOUSE provided the price is right.—Please send particulars to the Purchaser's Agents, Messrs. COLLINS & COLLINS, Land Agents, 37 South Audley Street, Grosvenor Square, London W

FOUR MILES FROM CAMBRIDGE.—For SALE in large village, well-built HOUSE, three reception, eight bedrooms, bath (h. and c.), good kitchen and offices; secluded garden, two acres, with river frontage, tennis lawn; garage, two cars, laundry and good outbuildings; Co.'s gas and water, telephone; close to main line station and bus route.—"W." c/o F. C. DYNE, Great Shelford, Cambridge.

LAND, ESTATES AND OTHER PROPERTIES WANTED

To Vendors, Solicitors, or their Authorised Agents.

NO COMMISSION REQUIRED.
WANTED TO PURCHASE.

CORNWALL, DEVON, DORSET AND
SOMERSET.

Messrs.

COLLINS & COLLINS, Land Agents, London, are instructed by a client to purchase on his behalf 1,500 TO 5,000 ACRES of sound agricultural land. A Residence is not essential, but a large Mansion would not be a deterrent.—Replies will be treated in strict confidence if addressed to the "Principal." Messrs. COLLINS & COLLINS, Land Agents, 37, South Audley Street, Grosvenor Square, London, W. 1.

WANTED TO PURCHASE OR RENT. GRANTHAM, OAKHAM, STAMFORD district, small COUNTRY HOUSE; two reception, eight bedrooms, and about 50 acres grassland.—Apply "A 7113," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

SURREY (near Epsom).—For SALE (30 minutes from Waterloo), substantial, comfortable, well-cared-for XIXth century HOUSE, surrounded one-and-a-half acres timbered, matured old-world gardens, tennis, flowers, orchard; three reception, six or seven bed, two bathrooms, cloakroom, conservatory; stabling, garage, chauffeur's quarters; electric light, gas, Co.'s water, main drainage, central heat; Adams and other antique decorations, Doultton-ware fittings; near church, post office, village shops. Freehold; vacant possession; £3,000.—Apply OWNER, "Barnet Wood Lodge," Ashted.

CHARMING SURREY MANSION for SALE, standing in 7½ acres of lovely grounds; five reception rooms, seventeen bedrooms, comfortable convenient domestic offices; electric light, central heating, Co.'s water. Freehold, vacant possession, £16,000.—WEST'S ESTATE AGENCY, East Grinstead.

TO LET, good COUNTRY HOUSE, and garden with garage; half a mile from Westminster Public School Sutton Valence.—Particulars from GOODWIN, Rectory Farm, Langley, Maidstone.

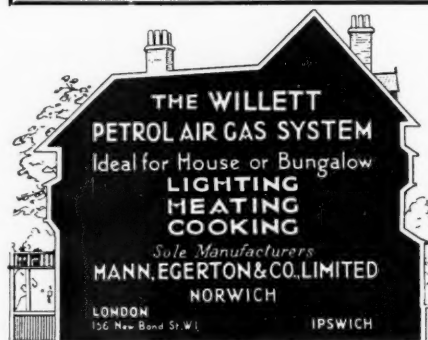
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122 Bedrooms and Dressing Rooms, including old four-post beds, tall-boy and other chests; also Complete Modern Suites of excellent make and design. Carved walnut and gilt, black and gold lacquer of Chinese style. Richly-painted satin wood French lacquered, etc.; ranging from 10 guineas up to 700 guineas.

Drawing Rooms, including choice specimens of satin wood, walnut and gold, black and red Chinese lacquer; Lounge Settees, from 3 guineas to 30 guineas; Easy Chairs, from 37/6 to 20 guineas.; Baby Grand and other Pianos, Old Cut Glass, Pictures, Linen, etc., etc.

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LUXURIOUS FIRST-CLASS HOTEL. Maximum of comfort at minimum of cost.

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50 ACRES MAGNIFICENT PARKLAND
Dances, Tennis, Billiards, Garage.
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QUEEN HOTEL

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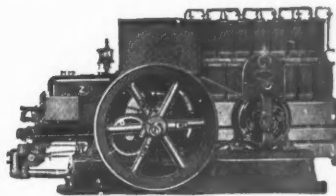
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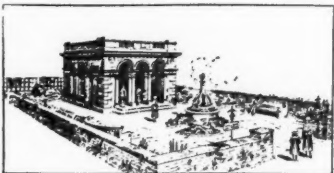
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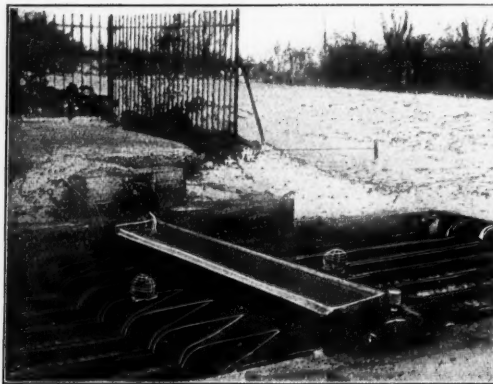
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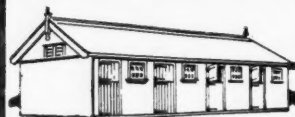
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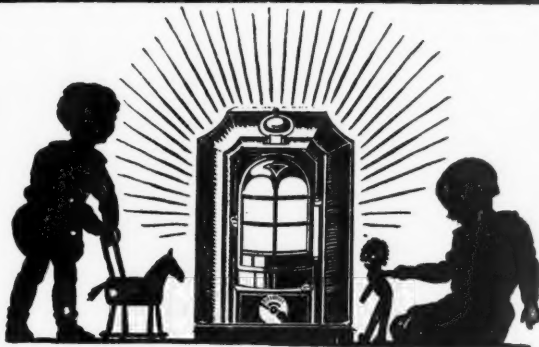
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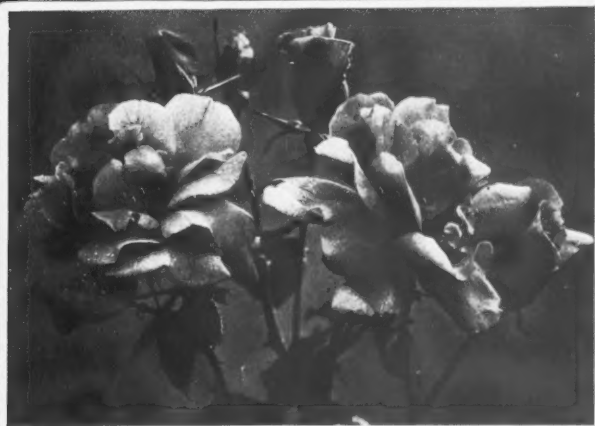
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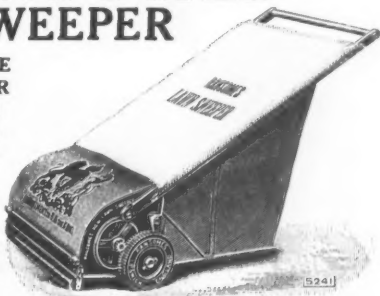
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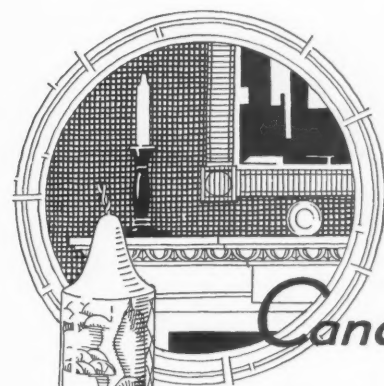
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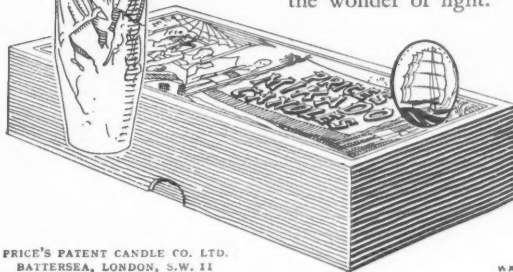
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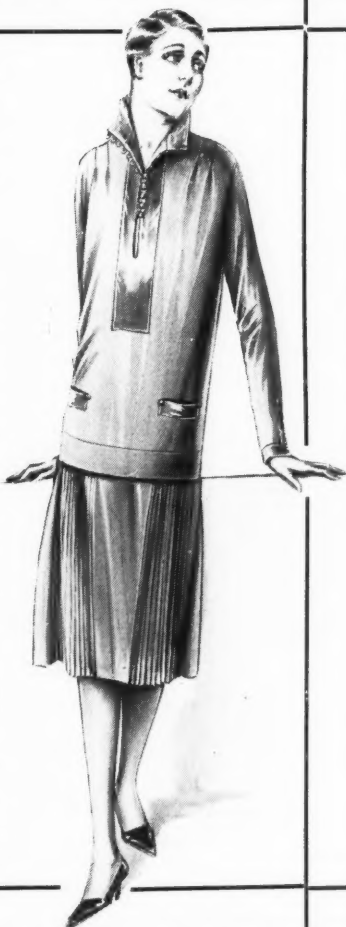
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The Editor will be glad to consider any MSS., photographs and sketches submitted to him, if accompanied by stamped addressed envelope for return, if unsuitable.

COUNTRY LIFE undertakes no responsibility for loss or injury to such MSS., photographs or sketches, and only publication in COUNTRY LIFE can be taken as evidence of acceptance.

The King's Highway

EVERYBODY to-day is thinking of motor cars: either buying them, looking at them or, if he be unfortunate, merely coveting them. And when the Motor Show at Olympia is over, there may be many thousands of new cars actually on the road, and thousands more to join the stream before the year is ended. The business of producing motor cars is, in fact, now far better organised than it has ever been, and consequently more successful. The amazing way in which models have been improved in recent years, from the point of view of running efficiency, of ease and comfort, and of reduction of working costs, has astonished everybody who has followed the evolution of the modern car. Every possible advantage has been taken of new inventions, the standard of equipment has steadily advanced, and the result is that the purchaser of any well known make of car to-day knows that, whatever kind of car he buys—economy car or luxury car—he is getting full value for his money. This obviously means, in these days, when we like to have some present benefit from the expenditure of our money, a steadily increasing demand for cars.

Fortunately, the manufacturer is doing everything possible, by improving the efficiency of the car, to make motoring safe and to secure public welfare on the roads. But we have daily evidence in the Press that many of the

roads in this country are at present still inadequate and unsuited to our modern means of locomotion. There has, it is true, been much exaggeration of casualties, but there remains a substratum of truth behind the exaggerations. In spite of all the improvements which make it easier to control a car, their mere number, combined with total lack of road sense on the part of many drivers, is making sheer chaos of the ill assorted congeries of vehicles which throng our peculiar and characteristic roads. Antiquarians have long ago ceased to speculate as to whether the earthworm or the vagrant sheep was primarily responsible for their direction. The fact remains that, except for a few never to be forgotten relics of the grandeur that was Rome, and a few less satisfactory relics of British enterprise in the Turnpike Age, there are few main roads in Britain to compare with those abroad. The precautions of motor manufacturers and the skill of average drivers cannot always prevail over the difficulties of the road. At present we only possess one car for every ninety-two of us. In America, where charwomen take the wheel, no family is without one. What is to happen here when things reach that pitch? Nowadays the owners of motor cars pay special taxes for the upkeep of a national system of roads. A special department of the Ministry of Transport is supposed to control the administration of the Road Fund. And, in spite of threatened raids, things are being done. With the assistance of local authorities by-pass roads are being built, dangerous corners are being smoothed out, and an elaborate system of traffic control brought into being. So far, so good. But difficulties, unfortunately, are only just beginning. The improvements so far undertaken will barely meet the requirements of yesterday. The requirements of to-morrow have hardly been considered. To the problem of meeting them we must devote both brains and money. So far the Ministry of Transport shows adequate promise of providing the brains. Where are we to get the capital sum necessary to finance a scientific and comprehensive road scheme?

A loan of £20,000,000 has been suggested, and has been strongly supported by the Home Secretary, as a method of taking time by the forelock. The annual revenue of the Road Fund, raised by the motor taxes, at present amounts to seventeen millions. In a year's time, Sir William Joynson-Hicks supposes, it will have reached twenty-one millions. If for the next few years the increment could be devoted to paying interest and sinking fund on an immediate and much larger loan, we should be in a better position to grapple with a problem of first-rate importance. New works could be undertaken immediately on a far greater scale than is at present possible. In a few years new "arterial roads" could be constructed, second-class roads could be improved in surface and direction so as to supplement efficiently the great main roads and prevent any unnatural check on the development of road transport by motor.

There is no reason why the cost of what is bound to be the gradual reconstruction of our road system should fall on those who pay rates and taxes at the present moment. As motoring increases on a satisfactory system of roads the receipts of the Road Fund will increase correspondingly. Even at the present moment the motor industry in this country directly employs over a million people, and there is no reason why, if only our roads can be put on a scientific and efficient basis, the number should not be increased. No measure could be devised better calculated to help trade and industry in this country. As far as the rural districts are concerned, the artificial barriers imposed by railway companies could hardly withstand a period of strenuous competition with a better organised system of road transport.

Our Frontispiece

OUR frontispiece this week is from a new portrait of Lady Belper, who is the younger daughter of the Hon. Douglas Tollemahe, and was married to the third Baron Belper in 1923.

* * It is particularly requested that no permission to photograph houses, gardens or livestock on behalf of COUNTRY LIFE be granted, except when direct application is made from the offices of the paper.



COUNTRY NOTES

IT is no wonder that a splendid welcome home again, after his long and memorable travels, was made ready for the Prince of Wales. His journeying has been watched with pride as well as affection. Wherever he went he showed himself a man among men. Other potentates have won reputation by making a study of the precious gift called tact. They have pondered on the right thing to say, and how to say it; they have made careful study of the places to view and the persons to see, building up, as it were, a capacity for doing the right thing at the right moment. For such arts the Prince of Wales has no need. It comes to his frank and open disposition naturally to say and do the right thing at the right moment. He speaks what is in his mind, and never goes wrong because his gaiety rests on a base of candour. What he does with grace and generosity is the natural fruit of a generous and graceful nature. Those who have listened to his kindly impromptu conversation with such accidental acquaintances as ex-soldiers envy him the gift of saying the words that gratify and interest the listeners. These characteristics, so familiar to us at home, were recognised at once by the people of other continents. They saw that he did not think of colour or nationality or descent. He addressed himself to the human qualities that are behind these exterior and, in a sense, trifling characteristics.

IT may be worth while to recall at the present moment an incident in the African journey of the Prince that deserves special notice, because it anticipated a change of English feeling towards their old enemy, President Kruger. Just before the Prince was leaving Pretoria on June 24th he, after dark, sought out the resting place of President Kruger in the town cemetery opposite the Kruger Memorial and placed a wreath on his grave. He now arrives home just after the celebration of the Kruger centenary, and we are sure he feels gratified at the signs of change which have taken place in the general attitude to our greatest enemy of a quarter of a century ago. It is characteristic of the English race generally that they do not carry hatred beyond the tomb, and the lapse of time enables them to form a far more accurate judgment of the President than was possible when swords were drawn on both sides. It is recognised to-day that, at any rate, he was a man—a man, it may be said, as fierce as a lion and as cunning as a leopard, and yet a man every inch of him. Is it not fair to conclude that the Prince of Wales interpreted this feeling when, in the darkness of night, he stole away and placed a wreath on Kruger's grave? This is the more important to notice just now because it is only a single instance of the breadth of mind, justice and generosity of the Prince towards the people of all nations independent of the difficulties and obstacles that looked impassable. The tour of the Prince of Wales deserves to be kept in remembrance for ever, because it has helped to bring diverse and 'contrary-built' people into better humour with themselves and the rest

of the world. The Prince, in the highest meaning of the phrase, has been a messenger of peace and goodwill.

THE Motor Show held at Olympia this year marks the beginning of a new chapter in the history of the car. At first, it was only a curiosity on which engineers exercised their inventive faculties. Then it dawned upon men of means that here was the possibility of a vast improvement on the horse-drawn vehicle of the past. That second stage was a great advance upon the first, but it still gave no token of the overwhelming advantage to the country that was to follow. In the exhibition that has just closed, the automobile has reached the stage of absolute success. In other words, instead of being either a mere curiosity or a luxury that only the very rich could afford, it has become to many hundreds of thousands of people in this country a necessity of living, either in the way of yielding the most advantageous means of travel or as the most convenient and the swiftest conveyance on the road for goods or passengers. It has, in fact, utterly transformed the highway, which had seen its glory in the great coaching days, but was obliged to surrender when rail and steam became the popular method of travelling.

THE letters of Mr. Walter Page, now being published by the *New York Times*, are chiefly interesting as illustrating American official manners. In one of them Mr. Page writes a very friendly note on behalf of John S. Sargent, the painter, who asked if the return of a decoration bestowed on him before the war by the Kaiser could be made through Mr. Gerard, the American Ambassador at Berlin. Mr. Lansing answered for Washington saying that these were not matters with which his Department could have any connection, and adds, with no diplomatic courtesies, that "Sargent should reimburse Embassy for your telegram and pay for this reply, five dollars." A previous letter to this shows how, even after the sinking of the *Lusitania*, it was difficult to get President Wilson to act. The Ambassador had to tell his chief that America was "losing the fear and therefore the respect of foreign Governments and of foreign opinion." At this critical period we are glad to know, on Mr. Page's authority, that responsible Englishmen did not express any verbal disapproval of the President's delay and apparent hesitancy, but preserved a dignified silence on the subject.

TOURISTO, ANNO SANTO.

When Alighieri laid aside his book
In Paradise,
And from the windy loggia dropt a look
On Florence city,
He saw the ant-folk running to and fro
With Florence for a prize,
—His love of long ago—
And his heart brake for pity.

Yea, so he wrapt her in his mantle's hem,
And refuge gave her.
She is departed from the gaze of them
That tramp the town.

They look on lavender, and Loves a-shiver,
And think they have her
Who laughs below the river,
As the red sun goes down.

MARY-ADAIR MACDONALD.

IN the controversy that has arisen about the production of bacon in Yorkshire, a number of very interesting facts have been brought forward. The hinge of the situation is to be found in the story of our imports of bacon—imports, which have increased in fifty years from 4lb. to 32lb. per head of the population, and the total value of those imports from £2,000,000 to £50,000,000. Figures such as these, at any rate, justify the Yorkshire farmers in making a resolute effort to produce both bacon and pork at home. In this they are entering into rivalry with two countries. Denmark is, practically speaking, our provider of bacon, while the pork comes from the Dutch. The question is, how far these departments of production

can be combined. There is really no obstacle in the way, and all that can be alleged is that the number of successful English bacon factories is smaller than the number of those which have failed to be profitable. Everything points to the Yorkshiremen making a big success out of their venture. The county is famed for its agriculture, and Yorkshire hams and bacon are held in the highest repute, while those who are responsible for the enterprise are well known as belonging to the best type of hard-headed "Tyke." But if success can be achieved in one county, why not in another?

EVEN the most fervid of British patriots in games must have been glad that Arnaud Massy won the tie for the French Championship at Chantilly. His adversary, Compston, has already had a wonderfully successful season, with plenty of time before him, and our old and good friend Massy is now drawing near to fifty. It is eighteen years since the Open Championship Cup went out of the country for the first time, when Massy won at Hoylake, and ever since then he has been a popular and picturesque figure on our courses. Whether he is describing a golf match or the fighting before Verdun, hitting one of his great cleek shots through the wind he loves or studying intently the line of a putt, he is always dramatic and always engaging. After he had beaten Compston he proceeded, without a day of rest, to win the Close Professional Championship of France against a number of opponents—a considerable feat of endurance as well as of skill. He can now retire into his winter quarters at St. Jean de Luz an undisputed monarch of all he surveys.

WHILE Massy was winning in France, another formidable champion, in Miss Dorothy Fowler, was hewing her way through lesser ladies in the English Championship at Westward Ho! With Miss Wethered and Miss Cecil Leitch away, Miss Fowler was a favourite from the start, and, though she had a very narrow escape in the semi-final, she was undoubtedly the best player, and thoroughly deserved to win. She is very strong and very long, two qualities that are in great request at Westward Ho! and she had a certain hereditary right to win there, since many of the bunkers are the work of her uncle, Mr. Herbert Fowler. Miss Joy Winn did very well in reaching the final, although when she got there she did not do herself justice. Her success must have delighted many people, and especially the golfers of Aldeburgh, where she reigns an unquestioned queen. With the *Eve* foursomes at Ranelagh this week and the mixed foursomes at Worplesdon the next, these lady champions are having an exhausting time of it.

SOMEWHAT tardily the Devil's Dyke—perhaps the most famous earthwork in the country, owing to its accessibility from Brighton and the magnificence of the views from it—has been "scheduled" by the Office of Works in consequence of the planning out of the hill into 300 sites for bungalows. Thus the great ramparts are safe, but the area within is still liable to "development," though the present owners, it is ascertained, are willing to dispose of it, though at a price far in advance of what they paid for it. It would be a misfortune of the first order if this wonderful stretch of down country were to be violated by bungalows. Peacehaven and Bungalow Town are sufficient inflictions on the Brighton neighbourhood. But the public must realise, as one after the other of their pleasure grounds is put up for sale, that even open spaces have to be paid for by someone. So long as such tracts are in the possession of landowners the public have free access, and come to regard the maintenance of the place as part of the order of things. When Mr. Lloyd George and the Socialists have succeeded in "bleeding white" that parasitic class, England will present an appearance very different from to-day—exploited woods, built-over hill tops, untidiness where used to be neatness, bungalows in every beauty spot—unless the public are prepared to shoulder an extra tax to maintain the beauty of the countryside for themselves—will be found on every beautiful hill and in every charming hollow. It is a melancholy prospect.

THE rehabilitation of the old hall of Lincoln's Inn is far from being an easy undertaking, but in the hands of Sir John Simpson, the architect, with Mr. Maxwell Ayrton, of the Wembley buildings, no doubt that venerable building will again take its place among London's picturesque monuments. Since 1819 it has been concealed beneath a coating of stucco without, and its timber roof by a vaulted plaster ceiling within. It was built, according to Mr. Paley Baildon's article in *COUNTRY LIFE* (December 16th, 1922), in 1489-92. In 1623, however, it had to be enlarged. The Tudor screen was moved to what had been the dais end, and the former screen end was extended, with another pair of bay windows, for the new dais. Thus the hall has bay windows at each end, an arrangement probably unique. Since, in 1819, the hall was again lengthened, the walls stripped of the stucco will not, naturally, present a very homogeneous appearance. From 1734 till 1851 the hall was used as the Lord Chancellor's Court, and was the scene of the litigations of *Jarndyce v. Jarndyce*.

AT the Church Congress this year nothing excited more interest than the Archbishop's rousing address to the clergy. Reduced to its simplest terms, his speech was irrefutable. His main point was that the members of the average congregation had advanced in front of their pastor. They read more books, listen to well informed lectures and take in magazines and journals that consider with intelligence and education the scientific and philosophic topics of the day as well as political and national questions. By these means they have become wiser than the parson in regard to matters bearing on the life of the citizen and of interest to the scholar. The Archbishop did not mince his words, but told his ecclesiastical listeners that they were failing to apply themselves to the mastery of the questions of the day. He had no sympathy with those who at every clerical meeting harped upon the sparse congregations. In these days some will go motoring, others patronise the chais-à-bancs, one will stay at home and read the Sunday papers, and another golf, instead of going to church. There are other causes of religious indifference, but the main one is that the preacher does not strive to get in front of his hearers, and, in consequence, there are fewer good sermons. In other words, the clergy are scolded for not taking their coats off.

BIBURY MILL.

The murmuring pigeons are soft in the tree-tops;
Away down the meadows the cattle are still;
And the red-speckled trout are all darting about,
In the waters at Bibury Mill.

Such warm little breezes are filling the valley;
And high sings the lark in his palace of blue;
Oh! it's sweet to be born to the joy of the morn,
When the hedges are heavy with dew.

While close on the uplands the ripe corn is rippling;
Scarlet of poppies a-flame on the hill;
And all of it madness, yet all of it gladness,
Down by the waters at Bibury Mill.

R. FORTESCUE DORIA.

BALHAM Liberal Association invited Mr. Jack Hobbs to contest the seat at the next Election against Sir Alfred Butt. It was a charming thought, marred only by the later news that Mr. Hobbs gently declined! Balham, evilly maligned though it be by every hack humorist, has transcended itself. It has translated into cold political fact that attitude of British popular hero-worship, which began with old King Cole, and is carried on to-day at the shrines of Mr. Jackie Coogan and Mr. Charles Chaplin. If this practice of inviting idols of the populace to represent their idolisers in Parliament continues, we may look forward to the inspiring spectacle of Mlle. Alice Delysia debating with—shall we say—Dean Inge, on the vital question of whether lip-sticks shall be taxed on a basis of consumption or application. At Westminster it is conceivable that at some future date Joe Beckett will challenge Mr. Maynard Keynes on the gold standard and its repercussion on big purses. Furthermore—but we fear it is all too good to come true.

HOUNDS, GENTLEMEN, PLEASE!

I ALWAYS think that, if you cannot be at the covert side, 32, King Street, Covent Garden, is a pretty good alternative. This week the Sporting Gallery opened an exhibition of pictures by Mr. Ivester Lloyd, and I have just been there, holloa-ing myself hoarse in a metaphorical, Covent Garden way.

Mr. Lloyd calls his exhibition "Hounds first, please"—and first is where he puts them, first, last and all the time. We can be grateful for this, for when an artist can draw a hound as Mr. Lloyd can draw him, you do not want to catch him doing anything else. The exhibition has, in fact, gone a long way towards converting me to Socialism; not to the Socialism with which we are so freely and frequently threatened nowadays, but to the impossible, common-sense kind—to that state of Socialism in which every man does, for the benefit of man, the work which he is most fitted to do. Even this brand of Socialism-without-tears will hold a sting in it for some of us (I could say at once, if you gave me the smallest encouragement, what some of the people I know are fit to do), but for Mr. Lloyd it will hold no terrors. Mr. Lloyd will be invited to go on painting pictures of hounds, and, looking at these pictures of hounds, I think Mr. Lloyd will like it.

I do not pretend to know what a hound ought to look like—and, if I did pretend, I hope I should have enough sense to pretend I did not—but I know what a hound looks like to me. He looks like one of Mr. Lloyd's hounds.

What I pretend and do not pretend is not of supreme importance: "Let's face it," as Mr. Michael Arlen—or so they tell me—says. But what is of supreme importance is that the greatest sporting artist of our time saw these pictures the other day and said, so they also tell me, that he "wished he could draw hounds like that."

I imagine that Mr. Lloyd would not wish to be called the greatest sporting artist of our time any more than the artist who is the greatest would wish to be called so by me. Mr. Lloyd's mastery, so far as his hunting pictures are concerned, so clearly

lies in his portrayal of the hunting hound that he will not be much affected, I take it, by the suggestion that it is the hounds in these pictures which absorb our whole attention and admiration.

Mr. Lloyd, I understand, himself hunts a pack of beagles, and it was his "Jelly Dogs," which, with "Puss Leaves her Form," first caught my fancy. The beagle is a most engaging hound, but when he means business, business gets done. I should be extremely sorry to be the hare which has secured the undivided attention of the beagle in the foreground of that first picture. "Puss Leaves her Form," the second of these, gives a wonderful impression of life and movement. Looking at it, you catch yourself bounding about in imaginary long grass in sympathy with those eager, beagle heads, which strain for a glimpse of the quarry.

His "The Long Dogs" is also a picture which makes me want to follow Mr. Lloyd on to another canvas—and another, so that I may see what happened in the end. Both greyhounds and hare are *alive*; perhaps, for Puss's sake, it is better, after all, not to have another picture of *that* course. I liked also the tinted sketch of greyhounds and hare called "Speed." The first picture has a background of that colourful light against which Mr. Lloyd's hounds are, to my mind, most satisfactorily shown on canvas; but the sketches with all colour eliminated from the background are wonderfully effective.

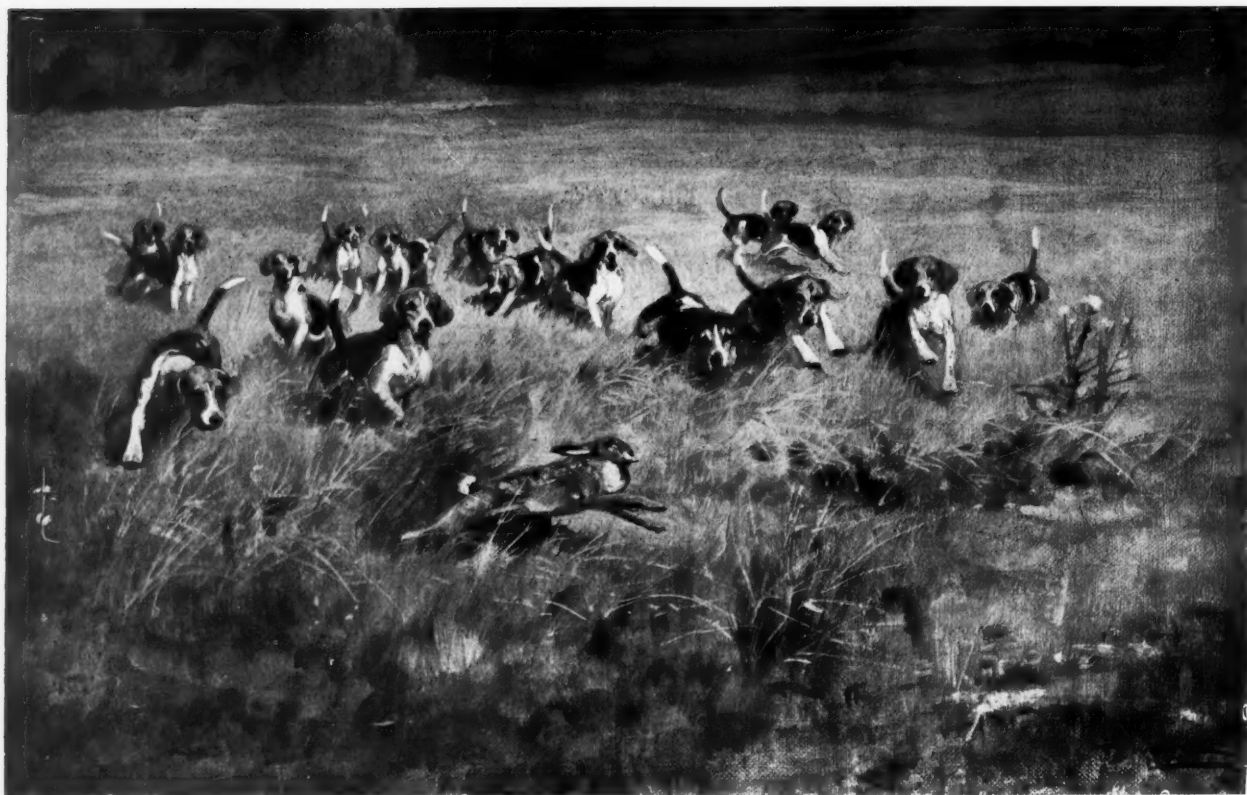
I suppose that it was this background question which made me like "Cubbing Time" less than some of the others. While perfectly self-satisfied with my own opinion on these pictures as a whole, I confess that, like any other nervous and incompetent general practitioner, I should like another opinion on "Cubbing Time."

Having got it, I should have no difficulty in giving you my own opinion once more on, for example, "Old Wisdom Hits it Off." Rightly was that good hound named Old Wisdom.

To read through the catalogue titles for this exhibition is, in itself, enough to set any self-respecting hound lover



"CUBBING TIME."



"PUSS LEAVES HER FORM."



"JELLY DOGS."



"OLD WISDOM HITS IT OFF."



'THE LONG DOGS.'

hurrying to 32, King Street; let me, therefore, give one word of warning.

It is possible that your eye will be caught early by a sketch (No. 2 in Gallery IV) entitled "Who-oo!" ; it is probable that, seeing the funereal setting of broad, black

frames in which the artist has placed it and many of his canvases, you will imagine that it is the death of hunting itself which is being announced.

Have no fear. Take heart. So long as Mr. Lloyd's hounds are about, hunting will not die.

CRASCREDO.

THE GIANT MAN OF WILMINGTON

The giant Man of Wilmington
Is of a monstrous size ;
He stands upon the naked slope,
And, as the landscape flies,
We seek his outline in the sun,
The great Long Man of Wilmington,
With strained, expectant eyes.

Now, in this man of Wilmington,
Some experts recognise
The massive form of Beowulf,
But others, just as wise,
Declare that superstitions run
St. Peter came to Wilmington
In this stupendous guise.

Again, the Man of Wilmington
(Unless this story lies)
Was carved by Britons, who therein
Made human sacrifice ;
And others say that monks, for fun,
Designed the Man of Wilmington—
Which someone else denies.

The giant Man of Wilmington
Persistently defies
Our ardent archaeologists,
Who end in vague surmise,
And, when all argument is done,
The giant Man of Wilmington
Winks at the knowing skies.

G. D. MARTINEAU.

VOICES OF THE NIGHT



A MANX SHEARWATER WALKING.

IT was as voices in the night—strange, weird voices crying in the darkness—that we knew the Manx shearwaters for the first few days of our visit to their breeding grounds. Waking in the night, turning over in our beds in the lonely house that is the one dwelling upon the Island of the Winds (as we dubbed it) where the shearwaters nest, we would hear voices, as of cockerels trying to crow, coming and going round the house. "Ker-ker! ker-ker!" they would cry, now faintly and far away, now near and round the chimney pots. Sometimes the voices changed and became puppies whimpering upon the wind—that groaning, tearing wind that made the old chimney roar incessantly, when one would sleepily imagine winged puppies flitting out to sea.

But with the morning all trace of these voices of the night had vanished—vanished, at any rate, as far as live birds were concerned, for there were remnants of dead shearwaters on all sides. Wings and clean-picked bones could be found all over the place, also bleached skulls, some fresh, and others left from the previous season's tragedies. It was, at first, a mystery to us why so many came to grief, but later, when we saw what a helpless bird this is, and how it gets entangled in the fern, briars, and nettles with which parts of the island are covered, we no longer wondered; yet, considering that *Puffinus puffinus puffinus*, to give it the title that ornithologists know it by, is an elusive bird, seldom appearing except at night, and spending all the hours of daylight down a well worn rabbit-hole, it comes to grief in exceptionally large numbers.

Its nocturnal habits have rendered it a bird of mystery, but certain facts are known. The Manx shearwaters arrive on their breeding grounds in April, and remain until the end

of July, when the young birds are old enough to depart to the sea. When they first arrive, the shearwaters come out of their holes between four and five in the afternoon, and fly round till dawn, but as the days get longer and the nights shorter the birds wait until a later hour before they come forth. When we arrived on the Windy Island, about the third week in May, they were not emerging until 11.30 p.m. (summer time).

We found the shearwaters nesting everywhere, not only on their favourite situation, namely, a slope facing the sea, but also in the old ruined walls round what once had been the fields. In these banks the rabbits had burrowed out convenient tunnels, only to be evicted now that the shearwaters desired the holes. It was difficult to compute the shearwater population, but it must be an immense one, for our Island of the Winds is some nine hundred or so acres in extent, and quite large areas of it are honeycombed with burrows in which the



SHEARWATER STARTING TO SCRAMBLE.



SHEARWATER MEDITATING FLIGHT.

shearwaters dwell. To say that there are hundreds of thousands of these birds on the island during the nesting season is merely a literal statement of fact. In addition, the underground population includes puffins in countless numbers, so one of the excitements of the island is to put your hand down the first hole you come to and see if it will be bitten by a puffin or a shearwater. M.B. declared that, of the two, she preferred the puffin's beak as being the least painful, but F.P. voted for the shearwater, on the ground that it did not pinch half as hard.

One evening we were examining shearwater holes, and removed a large stone that covered a hole on the top of a bank. We had already heard most furious crowing growls coming from the burrow, and on looking in found two birds, cuddled close together, but fighting desperately. We lifted them out, and M.B. held the combatants while F.P. tried to photograph them. They still fought, and still screamed. No. 1 was making all the noise, and kept seizing No. 2 by the bill or neck and shaking it violently, pulling out feathers where possible. No. 2 made



DARBY AND JOAN.

A pair of Manx shearwaters at home in a well-worn rabbit hole.

no sound, but busily grabbed feathers out of No. 1, varying its attention between its mate (we thought they were a pair) and M.B.'s thumb, out of which it also took bits! Never had we seen such determined fighters nor listened to such a discordant din. Evidently, married life in the shearwater world is not all a "bed of roses"! When replaced on the bank the one flew away to sea, and the other scuttled down the hole again. This was the only time that we saw a shearwater using its legs to walk; of the many others we watched all pushed themselves along on their breasts, rolling from side to side in a very awkward manner. They seem practically helpless on the ground. When they come out of their holes and are facing down the slope, they can take wing easily, but when the position is reversed and they are facing up-hill, they cannot rise off the ground. Then it is that they blunder into the bracken, heather or briars, and, being apparently unable to free themselves, fall an easy prey to gulls and other foes.

The food of the shearwater consists of small fish and of oil taken from the surface of the water; also, according to Mr. J. L. Auden (*Field*, Oct. 30th, 1924, page 678), of a small black beetle, which they eat in quantities. Though the shearwaters on the breeding grounds do not stir from their holes while daylight lasts, yet in some localities flocks may be seen out at sea all day long. They do not pass to and fro between land and sea, like their neighbours the puffins, but remain on the water. Some authorities say that these are non-breeding birds, but this is merely a guess, and leaves

unanswered another of the many questions that arise where the Manx shearwater is concerned.

The birds select, for preference, a shallow rabbit burrow for home and nest with, sometimes, but one exit, yet often with two or more, and at arm's length or farther underground make their headquarters. The nest is sometimes lined with grass, but those we examined on our Island of the Winds were made of dead bracken stalks, broken into pieces 3ins. or 4ins. long. A large handful had been collected, and quite a respectable nest made. Mr. H. W. Robinson reports (*COUNTRY LIFE* for July 18th, 1925) from the Isles of Scilly that on one of the islands "the eggs of the shearwaters have been found deposited in the open and on ground devoid of any cover but very short grass." This seems a great step forward in the evolution of the shearwater, and proves it is not on account of any objection to the light that it nests underground.

Early in June the chick is hatched, the only child, for this species lays but one egg: and a very quaint youngster it is. The nestling down is pale grey in colour, very thick, long, and

resembles hair in texture. The feet are whitish, with dark lines down the tops of the toes, and the throat and underparts are white. When M.B. lifted a chick out to photograph it, she was astonished at the warmth of the little thing. She found it extraordinarily warm, like a hot potato. While the chick was very small, only a few days old, the parent was always found brooding it, but the larger ones were by themselves. With regard to the egg, a curious point was that when we



A SHEARWATER IN THE NESTING BURROW WITH HER EGG.

opened a hole in which there was an incubating bird, we found her with the egg under her wing, not actually under her body.

Though we found several couples of birds in different holes, more peaceful and more like Darby and Joan than the first pair, in no case did we find two birds with an egg, which suggests that the cock is sent off about his business as soon as the hen has an egg to take care of. But even when incubation is in full swing much fighting goes on, as we discovered when we went out at night to investigate their habits.

The first evening that we went out, walking down towards the sea about half-past ten, we could hear a perfect chorus of shearwater voices around us, and all coming from underground. Not a bird was out as yet. Sometimes the cries were as of puppies squealing, then like cockerels trying to crow, and then, as the birds got more excited, like hysterical pigeons cooing frantically.

It is always the same, the first sounds that are heard at night come from the birds in the holes, where they growl fiercely, and fight among themselves. Whenever we heard an extra noise and opened the hole, we found two shearwaters pecking away at one another, and twice, when groping down holes, F.P. thrust her hand between the combatants, when she received blows from both parties. Once a duel had begun, they went on with it for hours. Take, for instance, the couple we heard crowing at one another just inside a hole, on the mouth of which we focussed our cameras and waited, flashlight apparatus in hand, for the birds to come out. For over an hour we stood shivering in the darkness, and still those wretched shearwaters fought on!

It was a weird night, shearwaters beneath us, shearwaters above us, an oystercatcher complaining in the gloom, and the moan of the sea making a melancholy accompaniment to it

all. The air was now full of birds, dashing past us out to sea, and wheeling round and round. Their voices came from all sides, right, left, above and below, for though many were out, there were yet many underfoot. Using our torches, we saw them scuttling and scuffling about at the mouths of the burrows, some darting down the nearest hole when alarmed by the light, some taking wing and blundering off, and others lying as if petrified by the glare of the torch. Once under way, they flew strongly and swiftly, dashing by as rapidly as hawks. Previous observers have dwelt on the stupidity of the shearwater, saying they will fly into you, but they were agile enough whenever we were out. Probably it is a matter of weather, for the owner of the island stated that on foggy nights they get hopelessly confused, when they fly round, calling distractedly, blunder into any and every thing, and finally take refuge anywhere they can.

On bright moonlight nights the birds are very quiet, and it is open to question whether most of them do not remain in their burrows. On dark and misty nights we heard the shearwaters flying round the house, making a loud and continued chorus, from midnight to 3.15 a.m., when they suddenly ceased. Now, what can they find in the way of food during that short nocturnal flight? We know so little about the Manx shearwater that it is impossible to say. It is, indeed, a bird of mystery, "wrop in mystery," as the fishermen say, only coming ashore in the breeding season, then to plunge down the nearest rabbit-hole, and remain underground save for short nightly excursions, or until some inquisitive person digs it out, to reveal a gentle-looking (how deceptive appearances can be!), pigeon-like bird, with the hooked beak of the petrels, and clad in glossy black and white.

MARY G. S. BEST and FRANCES PITT.



KEEPING THE BALL IN PLAY

BY BERNARD DARWIN.

IT is not very often that one comes away from watching a golf tournament with a single clear-cut, predominant impression, but I think that most of those who watched last week's London Foursomes in the Old Deer Park must have done so. It was so obvious that the one essential thing to do was to keep the ball in play. This thing the two Murrays did much more consistently than anyone else, and for that reason they were the best pair there, and they entirely deserved to win.

The Mid-Surrey course is not precisely one of thrills and transports, but it supplies a coldly impartial and exacting test of golf. Personally, I like it. Some people do not, but even they have to admit that it is "a just beast." It was particularly exacting and particularly impartial last week, because the rough was wet and heavy. Very occasionally an erring player would find a lucky lie in it, whence he could make a long recovering shot, but, generally speaking, every error meant the loss of at least half a stroke. "What's the matter with the middle of the course?" said J. H. Taylor once upon a time to those who were talking learnedly of playing for "draws" and "drifts." He said it again several times last week while watching the play—"Knock 'em down the middle, sir! Knock 'em down the middle"—and there was no one to gainsay him. It was, I am sure, a satisfaction to him to see the golf that he approves being played with such success upon his own course, and it would have been a very good object lesson for many of our younger golfers if they could have been there and seen it, too. The game as played by the victorious brothers is not of the sort to draw pyrotechnic noises from the spectators nor columns of adulation from the newspapers, but it is the root of all good play. Those who are a little longer and stronger may, perhaps, build on that foundation something a little more brilliant: but

the foundation they must have. Therefore I wish we had more golfers like the Murrays, and I take off my hat to them with profound respect.

I do not think that any of us would like to play all our golf on a course quite of the Mid-Surrey type, but I am sure that an occasional dose of it makes admirable discipline and training. Some of the noblest and most delightful of links have practically no rough. The ball is either on the course or it is in a bunker or a hazard. St. Andrews and Rye are two instances that come at once to mind. It is said that on such courses a crooked shot is just as effectively punished as if it were in the rough, by the increased difficulty of the next shot. I wish I believed this to be true, but I do not. It is far more amusing to have the chance of recovering by playing a difficult shot well; but for the good of our souls and the inculcation of a moral lesson, the "common thud" with a lofted club out of thick grass or heather is better. Wherefore I say that, whenever we feel a little "upish," we should play a disciplinary round or two where the fairway is a heavenly avenue between two definite hells. I should add this: it must not be thought that there is nothing to do in the Old Deer Park except "scuffle" down the middle. One very good player said to me last week, "What I like about this course is that you can play no sloppy seconds." That was a true word.

One of the pleasantest features of the tournament was the success of those two illustrious warriors Mr. Edward Blackwell and Mr. Hilton. There seemed at one time every hope of their meeting in the semi-final, but each of them, to the general disappointment, lost his match in the fourth round at the last hole. Mr. Blackwell has been playing so much and so well lately that we have often watched him; but the chances of seeing Mr. Hilton in action have been few, and the pleasure of

doing so was correspondingly great. As he was waiting to play the second shot to the tenth hole in one of his matches, one of the spectators said, "He would have played this right up to pin with his spoon once—I wonder what he will do now." And what a thrill when out came the spoon from the bag! There was the old careful settling of the feet, and then, with something of a jump and a fling, away sped the ball straight as an arrow, pitched on the green, broke a yard or two to the right, and stopped—a certain four and a chance of a three. I enjoyed, too, watching him play the last hole in one match in which he and his partner were dormy. Mr. Hilton played his iron shot safely on to the green some little way to the right of the pin, and then, pointing to the trouble on the left, said, "I wasn't going there." That may seem a very mild story. It was a shot that any one of us might have played and a thing that any one of us might have said; but I could not help feeling that there was just this difference: the others of us would, in the bottom of our hearts, have been much relieved that we had not gone to the left, whereas Mr. Hilton not only did not mean to, but *knew* that he would not.

There was a number of others who played well. Mr. Rex Hartley, Captain Pearson, Mr. Longstaffe, Mr. Hope,

Mr. Beavis, who was the particular hero of Hindhead's victory over West Hill—here are a few names that occur to me. There should, however, be a special word of praise for the young and hitherto unknown pair from Wildernes, Mr. Woodbridge and Mr. Hawke, who reached the semi-final. Their play was not a model of accuracy, but it was one of cheerfulness and sticking power, and if some of their loose strokes did not, in cricketing language, come to hand—well, Fortune is right in favouring the brave. Mr. Hawke, who is at Cambridge and should certainly get into the team, struck me particularly as a player of possibilities. His best shot at present is his pitch, which he plays very easily and steadily and with a peculiar caressing gentleness which is most attractive; but he has also in his bag a very fine wooden club shot up to the pin, and some of those that he played in the semi-final were worthy of any golfer, however eminent. These shots also he plays very gently and smoothly with a well controlled back swing. Mr. Hilton holds that he stands with his feet too close together, and so, if this should meet the eye of Mr. Hawke, I pass on the august critic's words. He is certainly built in the right mould for a golfer—tall and strong and loose—and I look forward to seeing him next spring beating some young gentleman from Oxford.

THE WALLS AND GATES OF PEKING

The Walls and Gates of Peking. Researches and Impressions by Osvald Sirén. Illustrated with 109 photographs by the author and 50 architectural drawings made by Chinese artists. 13 ins. by 11 ins. 239 pages. (John Lane, £6 6s.)

THE Chinese call an unenclosed aggregation of houses, be they never so numerous, a *mart*; while the word which we translate as "city" really means a "city wall." So one may say quite categorically that in China there is no city without a wall. As a natural concomitant, there can be no city wall without gates; and among the innumerable crenellated battlements and storeyed gate-towers of the Central State there is none more splendid than those which, until November 6th, 1924, sheltered the Son of Heaven.

The publication of this most lovely book by the Bodley Head, Limited, is rendered doubly apposite by the fact that, together with the age-old principles of China, the encircling walls of the Northern Capital are daily crumbling to decay.

The author states his purpose in the opening paragraph of the preface:

The origin of this book is the beauty of the city gates of Peking; their importance as characteristic elements in some of the finest views

of the Chinese capital; their wonderful setting amidst old buildings, fresh trees and decaying moats; their decorative architectural character. Some of these gates may still be called landmarks of Peking, historically as well as topographically; they reflect, together with the adjoining walls, much of the early history of this great city, and they form, together with the streets and landscapes in which they are set, the most relevant spots of characteristic and beautiful scenery.

Such were the impressions which led me to devote months of special study to the Peking gates with the aim of reproducing their beauty in a series of photographs.

Dr. Sirén has reacted sympathetically to the epic in brick and stone presented by the towering walls, and probably only a photographer can fully appreciate the days and weeks of devoted labour these wonderful pictures have cost. One of the most perfect, from a technical point of view, is Plate 77—"View through the inner gate-way of the Ch'ien Mén." The immense thickness of the inner wall, its iron-studded gates thrown open, serves to frame the outer court and storeyed portals as they lie flooded in the brilliant sunshine of North China. The lighting of Plate 96 is masterly, and the exquisite reflection in Plate 42 very subtle. There are pictures taken in the depth of



YUNG TING MEN: SIDE VIEW OF THE WHOLE GATE AND THE MOAT.

winter, when the inhabitants pile on one coat after another to keep out the piercing winds from the Gobi Desert, when the trees throw a fine tracery of bare branches across the perpendicular ramparts, as in Plates 29, 47 and 22; and studies made in the heart of summer, when camels must seek a shady spot and when white ducks congregate under leafy branches in the cool waters of the moats (Plates 21, 66 and 68). But, whatever the season, there is always sunshine; a glittering brilliance illuminating the pictures with a magic light.

The text is necessarily rather technical, because Dr. Sirén has been at pains to preserve the history of the walls and gates themselves, as differentiated from the history of the city and its inhabitants. He divides the work into eight chapters, first giving some impressions of the walled cities of North China in general, and then devoting himself to Peking alone, to the earlier cities on the same site, and to the present walls of the Tartar and Chinese enclosures.

Many repairs to the walls have been effected since the day when the Ming Emperor decided to move his capital from the shores of the Great River to the site previously occupied



TOWER ON THE SOUTH-WEST CORNER OF THE CHINESE CITY WALL.

by the palaces of the Mongol conqueror, Kublai Khan. Details of these repairs are fully reported in the district chronicles, and long passages from these chronicles, translated by Miss Bowden-Smith, appear in Dr. Sirén's book. It is probable that a brick coating was first applied to the mud wall of earlier days, during the Chêng T'ung period, A.D. 1436-50, and by a "brick coating" no mere outer shell is meant. There were often eight or more layers of colossal bricks, as are exposed to view in the holes torn out by tree roots and enlarged by the action of torrential rains (see Plate 19).

An unusual interest is given to the book by the accurate architectural drawings made, under the supervision of the author, by Chinese artists. I do not know of any others nearly so good. Heaven does not tolerate perfection, and certain orthographical faults could be noticed: the only serious defect, however, lies in the fact that the plates themselves bear no number; this irritating omission makes quick reference from the index very difficult. *The Walls and Gates of Peking* is a splendid volume; for the student it is an invaluable record, and for the lover of beauty an inspiration. FLORENCE AYSBOUGH.



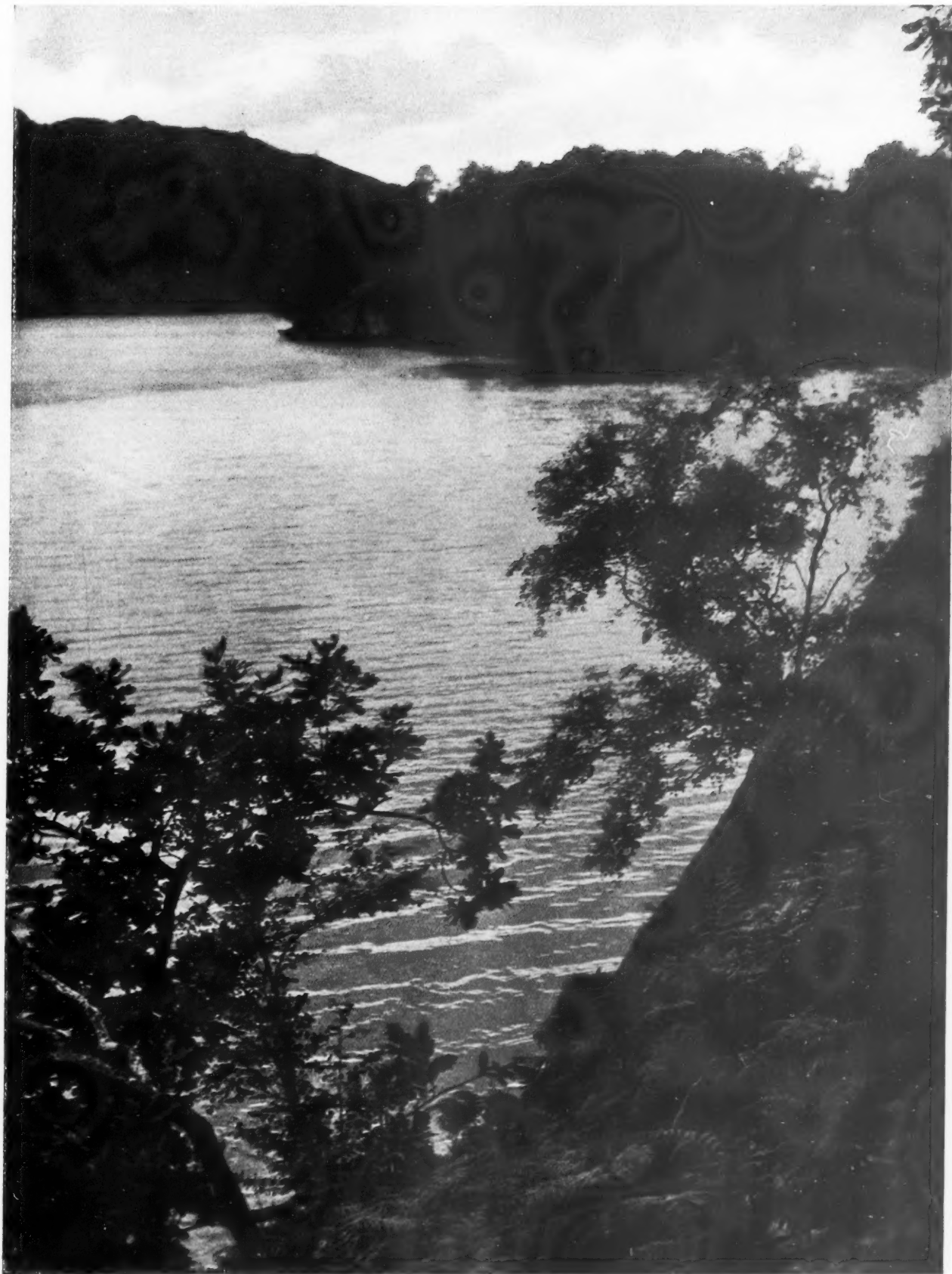
HSI PIEN MEN. THE SHADOWY STREET OUTSIDE THE GATE.



AN TING MEN. THE OUTER TOWER AND THE MOAT.



"'TIS EVER SWEET THROUGH PINES TO SEE THE SKY
BLUSHING A DEEPER GOLD OR DARKER BLUE."



" . . . AND SOFT THE WESTERN BREEZE
JUST KISSED THE LAKE, JUST STIRRED THE TREES."



THE very considerable re-edification and re-decoration of Hitchin Priory in the style of Robert Adam, effected about the year 1777 by its then owner, John Radcliffe, certainly entitles it to be classed as a house of that period.

But there is much else dating from earlier, so that the Priory may well be called a typical English country house, for it emphasises the English quality of long continued occupation and of a conservative retention at each successive alteration of some portions of previous work. Thus, we have the flint walls and clunch arches of the mediæval priory, followed by a few remnants of the Henry VIII windowing of the first lay inhabitant, whose son introduced Elizabethan elements, while the latter's grand-nephew effected considerable Charles II additions. It was the latter's great-grandson who carried out the Adam remodelling, while his sister's descendant, the present owner, has, under the informed advice and assiduous supervision of Mr. Walter Sarel, given full value not only to the work of that time, but of what was or could be found remaining of all previous periods. Moreover, without the least detracting from the spirit of the past, there has been introduced just so much of change and renovation as brings the house into line with the latest ideas on disposition and equipment, on convenience and labour saving.

The manor of Hitchin, forfeited by John Balliol's rebellion, was in the hands of King Edward II when Richard Welwyn,

Grand Prior of the Carmelites in England, and a Hertfordshire man, pressed for a Carmelite house within that county. The King, a few years later, decided that "for the good of his soul" such a house should be founded in Hitchin. But he preferred that his soul should profit at other people's expense, and it was mainly through gifts of property by John de Blomville, Adam le Rous and John de Cobham that the little Priory at Hitchin came into being. The donors were local men owning property in Hitchin. This included some houses and crofts at the south-west corner of the town where the little River Hiz, having run down its valley from south to north, bends to the east. The gifts to the brethren were modest, the endowments small. The property mainly consisted of—

a small huddle of buildings in Bridge Street and Tilehouse Street, which with some ingenious alterations and additions were constrained into the conventual plan and dedicated to the honour of "our alone Saviour and the Blessed Virgin Mary."

Such is the description of Mr. Hine, a local antiquary, who, in 1918, published a monograph on the monastic period of the priory, and from the inventory taken at the Dissolution in 1539 has been able, more or less, to reconstruct the group of buildings as they modestly developed during the fourteenth and fifteenth centuries.

On the site of the house numbered 17 Bridge Street stood the timbered and tiled Gate House, which gave sole entry





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2.—THE HOUSE FROM THE SOUTH-WEST.

The 1777 clunch building is seen over the River Hiz on the right. The rest of the building is of brick and of various dates.

"COUNTRY LIFE."



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3.—IN THE STABLE YARD.

"COUNTRY LIFE."



Copyright.

4.—THE FORECOURT.

"COUNTRY LIFE."



5.—LOOKING FROM THE FORECOURT INTO THE TOWN.

to the Priory and formed the porter's lodge. By the left of this were three houses occupied by the lay-brethren, who did the menial work of the community. On the right stood the guest-house, a modest dwelling where only two might sleep; and having a little garden to itself where a guest might labour if he pleased. Passing through the gate-house, the cobbled pathway led into a formal garden, out of which a visitor would turn to the right and discover a massive L-shaped building, or rather four buildings, under one roof, known as the "Owlde Halle." This was the mansion of Adam le Rous. Facing roughly north and south, the base of the letter was fully occupied by the Chapter-House, while the stem pointing due west enclosed the prior's lodging and "two lyttle chambers" for the friars, whose duty it was to serve him day and night. From the Owlde Halle going still westward one came into the cloister, of which the site can be clearly distinguished to this day. On its south side it was contained by the Priory Church, built fairly parallel with the street of clunch and flints, and having its roof tiled, no doubt from the kiln two hundred yards



6.—THE MEDIEVAL BUTTRESS SPANNING THE STREAM.

higher in the Tilehouse Street. From this again rose a steeple cased in lead, destined one day to go into the King's armoury for use in the wars with France. Within, the Church was comely with carven seats and wainscoat, some alabaster figures of the Saints, brasses and table tombs of deceased priors, and windows glorified with medieval glass. On its north side the cloister was bounded by the frater or refectory; on the east by the dormitory, and on the west by the cellarge, the kitchen, and the great barn for storing the Friars' hay (the "hey house" as they called it). South-west of the church, and looking down the water-meadows towards Charlton were built the solar and scriptorium, where the brothers sunned themselves and studied.

It is round the cloister garth, several of whose features were at one time built up or plastered over, but are now once more revealed, that the present house runs. The friars built in flint, and the north-west angle of their buildings reached the very bank of the stream, so that quite early a flint buttress reinforced



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7.—THE FRONT DOOR, SEEN FROM THE NORTH CLOISTER WALK.

"COUNTRY LIFE."



Copyright.

8.—IN THE NORTH CLOISTER WALK.

"COUNTRY LIFE."



9.—THE 1679 BUILDING IN 1924.



10.—THE CLOISTER GARTH IN 1924.

with tile was thrown across the water to prevent the corner slipping in (Fig. 6). We no longer enter the precincts through a timbered gate-house, but between eighteenth century stone gate pillars (Fig. 1). A short, straight drive between grand plane trees brings us across the stream to a forecourt, bounded on the left by the garden wall and on the right by the yard of the eighteenth century stables (Fig. 3). In front of us we see a Charles II building (Fig. 4), consisting of a gallery supported on an arcade, but with its floor descending to the caps of the octagon pillars, so that the semicircular arches are filled in with plasterwork. At some period all the brickwork, including the pillars, had been cemented, while several of the windows were blocked up. The effect was dreary in the extreme, as shewn in a snapshot (Fig. 9) taken before the alteration. Now the closed-up windows have been opened up and the full character of the Charles II casements restored. The cement has been stripped off and the charming quality of the brickwork, excellent in tone and texture, revealed. This brick building no doubt replaced one of flints opening from the north cloister walk, and, while the latter was retained, it was given a brick superstructure, from which rose the bell-tower or cupola which we perceive in the illustration (Fig. 12)

that reproduces a portion of the general view of Hitchin town given by Chauncey in the "History of Hertfordshire," published in 1700. The Charles II alteration only occupied the length of the cloister walk, and beyond it, to the west, the broader monastic building still stands. A corner of it appears on the right of one of the illustrations (Fig. 4), showing newer windowing, but with portions of the clunch that formed the framing of the mediæval apertures scattered about the flint walling. More and better preserved items of the mediæval period appear when we step across the Charles II arcade and, passing through the great door, find ourselves in the north cloister walk (Fig. 8). This forms a charming feature, recently recovered. A few years ago there was merely a passage through, leading to a sort of glass-roofed conservatory occupying almost the whole of the garth. The thoroughly mean character to which the garth was thus reduced is seen in a snapshot (Fig. 10) taken when the glass structure was removed, but before the work of renovation had been initiated. Standing in the north walk, we look across the garth, now laid out in flagged ways and grass plots, to the steps that lead up to the present front door (Fig. 7) and to the rather bare north wall of the Adam building, of which the front (Fig. 2) is to the south, for it turns its back upon the



Copyright.

11.—THE CLOISTER GARTH TO-DAY.

"COUNTRY LIFE."

town and looks up the little Hiz valley, which forms part of the park, beyond which, again, lie miles of rural Hertfordshire that have been gradually added to the nucleus composed of the old priory buildings and closes that were acquired in 1546 by Ralph Radcliffe.

The Radcliffes hail from Lancashire. They were of Radcliffe Tower and of Ordsal, and one branch rose to be Earls of Sussex in the sixteenth century. Ralph Radcliffe was a cadet of the house, and was born about 1519. Twenty years later we find him taking his M.A. degree at Cambridge and boldly disputing with the Greek professor, Cheke, whether, as Cheke wished, the Continental mode of pronouncing that language should be abandoned. A scholar and a teacher, Radcliffe came soon after to Hitchin, where he found the Priory dissolved, the friars gone, and the buildings deserted and decaying. They were still in



12.—THE PRIORY IN 1700.

Being part of Chauncey's view of Hitchin town.

the hands of the Crown, and he obtained leave to open a school in them. In 1546, however, he appears to have been in danger of losing these premises, for Herdson, a skinner by trade, and Watson, occupation unknown, bought all the Priory property and some others of the Crown for £1,541. Just like many individuals and syndicates to-day, they knew how to purchase large properties cheap and make good profit by selling them in lots at a much enhanced price. Everything about the priory was "verry Ruynowce both in timber and tyle for lack of Reparations," except the premises used by Ralph Radcliffe as his domicile and school, which he had already repaired. This, probably, was one of the portions where they scented profits, but we do not hear how much it was that Ralph Radcliffe gave them for it and parcels of surrounding land of which he acquired the freehold in 1548.



13.—THE RADCLIFFE MONUMENTS IN HITCHIN CHURCH.



Copyright.

14.—THE STAIRCASE UP TO THE WEST GALLERY.

The outer wall is seen in Fig. 11.

"C.L."

He probably made much use of the frater and of the dorter. To what extent the Priory Church was demolished is uncertain. It stood on the site of the present Adam building, and how much of its material went to repair other houses in the town and how much of it was left to form the walls of the building that was ultimately reconstructed by John Radcliffe we do not know. Here and there, however, we see some small traces of the first Ralph Radcliffe's repairs to the domestic buildings. Above the west walk of the cloister runs a charming gallery (Fig. 14), with a staircase and other features that may date from the lifetime of the second Ralph Radcliffe. Its outer wall was originally pierced by a whole row of narrow cusped windows, three of which have now been discovered intact. Between these three, and evidently breaking into the row of them, are square-headed windows of early brick framing and mullions. All this appears in one of the illustrations (Fig. 11); but beyond the illustration, to the left, is another window of the same character, but, like the mediæval ones, of clunch, and no doubt a re-use of fifteenth century material. Two single-light windows of like character and material occur flanking a chimney breast of the north-west mediæval building already alluded to. These are almost the only evidences of the period of occupation of the first Ralph Radcliffe, whom we know as a playwright, for he had a great belief in the educational value to his pupils of acting plays on Biblical and classical subjects. Of these he produced quite a number, either in Latin or English, which were acted by the scholars on a stage erected in one of the great rooms of the priory. We hear that he was held in much veneration in the neighbourhood, acquiring considerable wealth and additional acres before he died, still a young man, in 1559. His son, Ralph, appears to have been only sixteen at that date. He took up the law as a profession, became a bencher of the Inner Temple, and, by the "Practice of the Law," grew rich and added largely to the priory estate. Although his wife gave him six children, they all died early, and he became a widower in 1597. But, as the Radcliffe monument in Hitchin Church (Fig. 13) tells us, he lived on another twenty-four years "in y^e enjoyment of a plentiful estate with y^e of a good conscience." His brother, Sir Edward, physician to James I (by whom he was knighted), had a son, Edward, whom the uncle adopted, and lived to see married to "Anne one of y^e daughters of Sr Robert Chester" six months before his death. We see her portrait in the gallery that belongs to her own age, and we are told that, besides being "fkilful in Chirurgery" she "kept her Family in great Order

& govern'd it with much Discretion." As, on his father's death, some years later, her husband further inherited two manors, the steady increase of the wealth of the owners of the priory continued in his day, so that his nephew and successor, who came into the property the same year that saw the Restoration of Charles II, was well able to spend money on structural improvements. As his uncle's heir, he had been married to his aunt's niece, and it was only after that that the estate was settled upon him. It is, however, not the arms of the first wife, a Piggot of Abingdon Piggot in Cambridgeshire, that appear in the left-hand spandrel of the central Charles II arch impaled by those of Radcliffe, but of his second wife, Sarah Potts of London, a name and locality which may imply a further accretion of means. Neither the county historians nor the monument to the husband give us the date of his mating with this second of his three wives. But the right-hand spandrel gives the clue, for in it we find the figures 1679 and the letters R.S. for Ralph and Sarah Radcliffe, and thus know with precision when and by whom this arcaded building was built. Twelve years earlier Sir Ralph had been knighted by Charles II. He was an active man in county affairs, and, moreover, the monument tells us:

It ought to be remembered to the honour of this gentleman that applying himself to the arts of agriculture he was the great promoter of the many improvements in husbandry by which his County has since reaped a general advantage.

Active and capable to the last, Sir Ralph Radcliffe ended his sixty years' occupation of the Priory in 1720, being then in the eighty-seventh year of his age. After him Radcliffes followed in rather quick succession. Sir Ralph's son, Edward, died in 1727. Twelve years later he was followed by his eldest son, another Ralph, who was succeeded by Edward, his brother and heir, then forty-two years old. He was a Levant merchant with headquarters at Aleppo. Clutterbuck tells us that when he came home he sent his three younger brothers out there in turn. If that was not until he succeeded to the priory, we must suppose that the climate of Aleppo did not suit the two elder of the three, for George died in 1741 and John in the following year. John, alone of the brothers, had a family, of whom a son, John, was alive when his uncle Edward died in 1764. The latter, however, left the property to his youngest but still surviving brother, Arthur, and it was only after his demise two years later that John succeeded, at the age of twenty-nine, and with a strong desire to re-house himself in the manner of his day, as we shall see next week. H. AVRAY TIPPING.

FARRER'S INTRODUCTIONS TO OUR GARDENS

A SHORT SURVEY.

REGINALD FARRER died just five years ago, on October 16th, 1920, at Nyitadi, on the Burmese-Chinese frontier. There is, luckily, no need to recall to British gardeners Farrer's work as a writer, for the popularity of his books remains unabated. There has probably been no writer on matters connected with gardens who produced such a vivid picture of the plants about which he wrote. He had his likes and dislikes, and did not hesitate to press them home by every means at his facile brain's disposal, but behind all was a great love of plants and a thorough understanding of their charms and idiosyncrasies. There is no doubt that his books will retain their deserved popularity for many years to come.

Prior to 1913 he made constant trips to the Alps—a broad term which includes the Dolomites—and his finds are recorded in some of his earlier books, like "Among the Hills" and "The Dolomites." In these he not only describes new forms which ultimately found a place in his gardens at Ingleborough, but also old favourites with which most of his readers were acquainted. In this way he carried his readers with him to well remembered nooks in the high hills.

His supreme skill is best shown in the two books written on his journey in Kansu and Tibet, for in them he introduced you to plants of which many are totally unknown and practically all are rare. He waved his magician's wand over

the pages, and you share with him his thrills and disappointments. That is artistry. Unfortunately, most of the plants he describes are likely to remain only in our imagination, for the

actual number of his introductions from the East which have gained a permanent place in our gardens are few, although of great importance. Owing to the war, most of the seed from the 1914-15 expedition which germinated died before reaching maturity, while many of the plants of the 1919 expedition on the Burmese-Chinese frontier are too tender for general cultivation. Practically no seed came home in 1920, because he died in the middle of the seed harvest.

Some lacunæ are especially unfortunate; for instance, primulas, of which he was one of the great exponents. There are a few odd plants in existence of *Primula limnoica*, collected in 1919, but this primula is hardly distinguishable from *P. denticulata*, and may, indeed, be already merged into it. Of all those other treasures of which he writes so enthusiastically hardly one survives in cultivation.

After this lapse of time, however, I can give a short survey of those of his finds which have proved themselves worthy garden plants. They are as follows:

Buddleia alternifolia (F100).—Although described by Maximowicz in 1880, Farrer was the first to introduce it. He describes it as "like a gracious small-leaved weeping-willow when it is not in flower, and a sheer waterfall of soft purple when it is." The beautiful shrub more than



THE HAREBELL POPPY, *MECONOPSIS QUINQUEPLUNERVIA*.

bears out Farrer's description, and is, undoubtedly, the most important of all his introductions. It is perfectly hardy, easy to propagate, flowers young, is very floriferous, and is a quick grower. I have seen plants 8ft. high and 12 to 14ft. through. It is an accommodating plant and a real addition to any garden. The only word of warning that need be given is that it flowers on the old wood, and so requires room for expansion and must not be pruned.

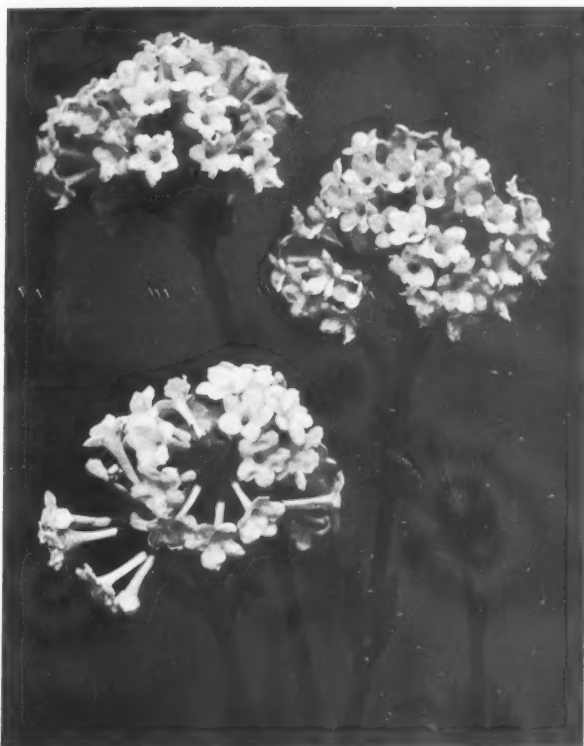
Buddleia Farreri (F44).—A wonderful plant, but tender. In "The Eaves of the World" it is described as "a *Buddleia* with huge foliage of grey flannel that develops later than its ample branching bunches, sumptuous as a lilac, of soft golden-eyed lavender stars, and sweeter than any *Buddleia* I know, with a delicious keen scent of raspberry ice." Farrer himself doubted its hardiness, for he regarded it as "the harbinger of hot, dry lands and the lower tropical barrens." However, in the south it will stand out of doors all the year. The difficulty seems to be that its flower buds are exceedingly susceptible to frost. Until the buds begin to swell it appears to be quite hardy. A letter in the *Garden* of April 12th, 1924, describes how a plant on the east coast of Scotland succeeded quite well by being potted up and taken into the house to flower. It germinates extremely freely from seed, and is well worth cultivating, even if only indoors.

Viburnum fragrans.—*V. fragrans* has not yet had sufficient time to equal Farrer's description of "gracious arching masses, ten feet high and more across, whose naked boughs in spring before the foliage become one blaze of soft pink-lilac spikelets, breathing an intense fragrance of heliotrope." I have mentioned this plant several times in my notes in COUNTRY LIFE, so there is little need to pour out further adulation on its beauties. Oddly enough, I have never seen a plant in cultivation attempting the "arching masses" of Farrer's description. All the plants I have seen make straight growths, but so thickly branched that they are not ungainly. *V. fragrans* is easy to strike and easy to grow: I know of few shrubs which are easier. Both pink and white forms are in cultivation. Farrer preferred the commoner pink variety, and so do I. Although this plant had been seen by Incarville in Chinese gardens around Peking in 1743, and again by Dr. Bunge in 1830, yet Farrer was the first to find it growing wild and the first to introduce it into cultivation, for which we owe him a great debt of gratitude, for it is one of our finest early spring shrubs. It flowers from the beginning of January to March, and is unharmed by at least twelve degrees of frost.

Potentilla fruticosa.—The form of this plant which Farrer introduced from Kansu is better than all which preceded it; the flowers are larger, and the flowering season is also prolonged, in some years until well on in November.

Lonicera syringantha.—Another plant which has been popularised by Farrer, although known and introduced long before. The first time of flowering in cultivation was in St. Petersburg in 1889. This is one of the prettiest and most useful of all bush honeysuckles; it is graceful and arching in habit, while the flowers of this form are produced in great profusion on the young wood during May and June. The flowers are soft lilac in colour, tubular, and are slightly lilac-scented. It is absolutely hardy, and will grow in any soil and under any condition.

Rhododendrons.—Of the Kansu expedition only one rhododendron of importance was introduced—*R. Reginaldi*, called after Farrer, and this is rare in cultivation. It is a narrow-leaved and neat-growing bush with pink flowers similar to *R. Davidi*, to which it is related. Kansu is not a rhododendron country.



VIBURNUM FRAGRANS, WITH PALE PINK FRAGRANT FLOWERS.

The Burmese-Chinese border, on the other hand, was crowded with them, and we introduced about thirty-five species, of which most are new. Unfortunately, many of them, including all the large species, are rather difficult and are to be classed among those that are not quite hardy. There are, however, a few of outstanding importance which are gradually creeping into general cultivation. Among them are F888, *R. sperabile*, a bush of about two feet, with the young leaves very shaggy and heavily felted with wool below: the flowers are dark scarlet of a particularly rich and pure tone—this plant does best in the south and west; *R. calostrotum* (F1045), an alpine dwarf with greyish green leaves and large rose flowers, in shape something like a cistus; this created a sensation when shown last year for the first time, and is undoubtedly one of the best of all dwarf rhododendrons; *R. myrtilloides* (F1046), another dwarf, with shiny dark green leaves and a little bell-shaped flower of a deep claret colour; *R. scyphocalyx* (F1024), a shrub of 3 to 4ft., with large bell-shaped flowers varying from orange to deep bronze in colour; *R. aiolosalpinx* (F926), a shrub of about twelve feet, of the Thomsoni series, with great variety of colour of the flowers. We saw them cream, white and every shade of pink to a rich rose. Perhaps, as time goes on, many of the other species may become more acclimatised, and will succeed well in our gardens, but these five have, more or less, been tried out.

Gentiana Farreri.—Probably his best known plant. In some parts of the country it succeeds admirably, but its early

Press notices were so exuberant that *G. Farreri* rather obscured what, I think, is a better plant of the same series, *G. sino-ornata*. *G. Farreri* is so well known that it needs no description. Even in 1918 Farrer wrote of it that "it is perfectly vigorous and easy to deal with in any reasonable conditions of culture in a cool place not parched or water-logged." Although I have nothing to say against its beauty, it is not such a good grower as *G. sino-ornata*, and I do not feel competent to decide between their respective beauties. The introduction of this plant is one of the romances of plant collecting, for Farrer found it in the second year, and thought he had lost it, as he could find no seed. It, however, came up as a stray among some seeds of the first year.

Geranium Farreri.—A real gem for the rock garden and quite easily grown, preferably on a scree. Farrer described it as having "large and very pale pink flowers springing all over the close and matted tufts that ramify through the shingle." In cultivation the flowers are rather darker than in the description.

Meconopsis quintuplinervia, the harebell poppy. Although found and introduced by Przewalski in 1872, the whole of the stock in cultivation of this lovely thing is raised from seeds sent home by



THE LARGE ROSE FLOWERS OF THE DWARF RHODODENDRON CALOSTROTUM.

Farrer. I cannot do better than quote Farrer's description: "From the clump of soft and narrow-pointed leaves of greyish tone, with their hairy coat, springs up the delicate and swan-like grace of the stems, each one of which swings out a solitary hanging bell of dainty loveliest soft lavender blue that

only on the sunniest of days swells open to a shallow pendent pattern." This fragile morsel is quite hardy and vigorous, although, unfortunately, it is rather a shy seeder, and so is not so common as it should be. It is certainly one of the most graceful plants in cultivation. E. H. M. Cox.

LOW LIFE IN THE 'SIXTIES

[In the smoking-room on lengthening evenings Age sometimes vies with Youth in memories of the "gaudy nights" and bewitching bonnets of sixty years ago. These pictures and extracts from a curious old novel—the counterparts of Leech's drawings, faded family daguerrotypes and the plushier sort of decorations in country houses—confirm the more lurid of grandpapa's recollections.—Ed.]



"THE ALHAMBRA CANTEEN."

FAST London, or London by Night, has been greatly shorn of its glories of late years. There are many men who will tell strange stories of the Finish in Bridges Street, Covent Garden, of the Shades, of Mother H.'s, of Sally Sutherland's in St. Alban's Place, the most exclusive of all night houses; of the Cider Cellars, which died with poor old Baron Nicholson of facetious memory; of the Coal Hole, once a renowned resort of the bloods and Corinthians of the time; of Kate Hamilton's—dear old Kate, rotund and jovial—all gone—gone through the ivory gate. Dave Belasco . . . Lizzie Davis, the Count, Sam, Bessie Harvey, and others, have migrated to other localities like swallows at the approach of winter."

Alas! even in the 'sixties, London is not what it was! The touching words above quoted—for touching they are to all but the most ferocious puritans—occur in an interesting anonymous novel, published some time about 1865—the peculiar fashion of crinoline shown in the coloured illustrations enables us to date it almost exactly—and entitled "London by Night." The literary status of the author is sufficiently indicated by the titles of some of his other works, chosen at random in a lengthy list—"Left Her Home," "Incognita," "The Woman of Paris," "Annie, or the Life of a Lady's Maid," and, best of all, "The Soiled Dove."

"London by Night" professes to tell the story of a woman's fall, tracing her career through increasing depths of degradation to her final suicide; but its real *raison d'être* is to be a kind of guide book to

contemporary "haunts of pleasure." The author knew his London, or that part of it which he has chosen to describe, and his descriptions of Rosherville, of the Argyll Rooms, of the Holborn Casino, of Cremorne Gardens, are fascinating to any amateur of their modern equivalents.

The story itself is most amusing, for the actors in the drama are so frankly puppets, and the final tragedy is so obviously perfunctory, that only the most unsophisticated reader is likely to be horrified by the crimes and orgies which fill the book, or moved by the inevitable quotation from "The Bridge of Sighs" which adorns but does not redeem the final page.

As a sidelight on mid-nineteenth century manners the work has real archaeological interest. Fragments of forgotten slang remain embedded in the dialogue, making it sometimes almost unintelligible. To understand a phrase like "Gammon buttered is his aversion, but gammon unbuttered," must remain the reward of consummate scholarship. Such an admonition as "Don't you flurry your superfluous fat, my juvenile Juggins," has all the fragile charm of an outmoded vulgarity. "Who's the muslin?" breathes a poetry of its own, which the multiplicity of modern dress fabrics makes it impossible to recapture. Some of our phrases are older than we think. "Hello, old beans," says one of the characters, making a most curious use of the plural.

The heroine is very beautiful. She has an "elaborate skin," and "her commotion is faultless." She is a respectable barmaid, but, alas! "a life of indigent (*sic*) virtue is not



THE CRYSTAL PALACE: "FIREWORKS."



"SCOTT'S."

After the violent death of her first lover she moves for awhile in exalted, if slightly disreputable, circles. The Marquess of Corinth meets her at the Argyll Rooms and is most assiduous in his attentions. But, even then, places of amusement shut too early for the pleasure-seekers who haunted them. "There are no rounds to go now, since the one o'clock act. . . . Kate's is closed and so is Mott's." One of the ladies present, however, has an enviable knowledge of the night clubs of the period, and replies:

"I know one or two places where you can get some supper."

"What are they?"

"Coney's, Rose Young's, and Clark's."

The party goes to Rose Young's, "a door with a grating in it at the top of the Haymarket." Is it possible that the place survived until 1918? I seem to remember—

At Rose Young's the heroine finds a drunken man singing "Champagne Charlie is my name," a ditty still preserved in the repertoire of an occasional reveller, although the beverage which it celebrates is a little dearer than it was in 1865. The female characters of "London by Night" scorn any baser tittle—except gin. It is the heroine's passion for expensive liquor which ruins the poor clerk who falls in love with her at the Holborn Casino, a place of amusement which, the author reminds us, was originally a swimming bath.

Conscientiously the various pleasure resorts of the metropolis are worked into the story. The Crystal Palace attracts by its fireworks, and Highbury Barn, by its country air. To go to this latter place, which lingered as almost the last of London's pleasure gardens, until 1871, a young man of 1865 thinks it necessary to put on a shooting

suit and a pair of dog-skin gloves. Cremorne survived Highbury Barn by about six years, and the Eagle Tavern and Gardens lasted till the early 'eighties. But, of all the places mentioned by our anonymous author, Scott's alone survives until the present day. Perhaps the interior furnishings were different. "They went in a cab to Scott's, and taking possession

of a box, ordered oysters unlimited." It is interesting to note, however, that then, as now, "the lover of the popular mollusk can have his bivalves either up or down stairs." And, of course, champagne flows like water.

So the butterflies flutter their rounds, the men in the inevitable "stove-pipe," the women in crinolines: but not the staid crinolines of former times, for 1865 is a naughty year, when the skirts of ladies suddenly left the ground and soared upward to a height of at least gins., and by this extraordinary abandonment of their function displayed to the astonished eyes of spectators a multitude of adorable ankles—clothed in elastic-sided boots. How difficult it is to understand the machinery of seduction which led our fathers captive!

We are now, however, sufficiently distant from the crinoline to begin to comprehend its attractions; our children will, doubtless, appreciate the bustle, and our great-grandchildren may, perhaps, perceive a quaint old-world charm in the hobble skirt of 1912.

Meanwhile our author traces the downward career of his heroine with grandiloquence and evident relish, but she remains as hard and inhuman as ever. The hot, scalding tears may stream through the fingers of each of her lovers in turn "like a miniature cataract," but the object of their adoration and the occasion of their despair remains unmoved. It seems likely at one point in the story that vice will go unpunished and outraged virtue unvindicated, but fortunately the author remembers in time his duty to the cause of public morality, and by a series of arbitrary expedients—such as the death, on the very eve of their marriage, of the man who has asked her to be his wife—the



"THE HOLBORN."



RATCLIFFE HIGHWAY: "PADDY'S GOOSE."



"CREMORNE."

wicked woman is brought to her knees. Abandoned by fortune, and no longer attractive enough to ensnare the Marquess of Corinth and his like, she has to resort to Mme. Sylphido, who, the author tells us, "belonged to the class of women, not numerous in London, but who you are always to meet with in Portland-place, Regent-street, and Waterloo-place." This is a curious piece of historical geography. Certainly, at the present day, Waterloo Place is completely free from birds of such a feather, and members of the Athenæum may be seen going to and returning from their club without any consciousness of the dangers which must have threatened their predecessors seventy years ago.

The last act is played at "Paddy's Goose" in the Ratcliffe Highway, a sad fall from the Argyll Rooms. Here, in this public-house haunted by rough sailors, the unfortunate girl, whose progress we have traced through two hundred lurid pages, steals the bulging pocket-book of a recently returned emigrant, and then drowns herself in the river in a fit of despair. With appropriate moral reflections the author brings his book to a close, and the reader, when his chuckles have subsided, will find that the work, ridiculous as it is, has succeeded in inducing in his mind a certain mood of melancholy tenderness. The follies and frivolities of yesterday are as sad to contemplate as the scattered spangles of last night's fancy dress ball; and the grave of a courtesan seems somehow a sharper triumph for Death than the tomb of an empress.

Where is Ranelagh, where is Vauxhall, where Jenny's Whim which used to stand in Pimlico, and the Peerless Pool in Tottenham Court Road? Where is the Dog and Duck, and Finch's Grotto, and Bagnigge Wells and the Temple of Flora, and Bermondsey Spa and Cuper's Gardens? Alas! they are with the vanished men and women who used to wander in their groves and make love in their arbours, or the groves and arbours of places like them; with Helen, the fair Roman, and big-footed Bertha, and Baron Nicholson of facetious memory. Gone, as our author has it, "through the ivory gate."

This kind of book is very demoralising. I must read some good literature in order to recover a reasonable hardness of heart.

JAMES LAVER.

THE IMPROVEMENT OF GRASSLAND

WHEN it is recognised that in England and Wales there are round about seventeen and a half million acres of ordinary grassland, besides some five million acres of rough grazing, it will be readily assumed that there is ample scope for improvement.

Two things stand out prominently at the present time. Firstly, the area under grass has increased within the past four years. Secondly, when its productivity under pasture is compared with its productivity under the plough, a decrease in output has taken place in most cases. It is therefore probable, that with the stabilisation of prices which now seems to have taken place, many will have to reconsider whether it will not pay once again to put a portion of the grassland under the plough. This is particularly the case in the light land areas.

Having regard to the relative decline in productivity which has taken place by reverting to grassland farming, the question arises whether it is possible, by any means known to science and practice, to stimulate or increase the productivity during the time the land remains in grass. The answer to that question is contained in Miscellaneous Publications No. 24 (Ministry of Agriculture and Fisheries, 10, Whitehall Place, S.W.1., price 8d. post free), in which it is stated that a 10 per cent. increase in the output from our grassland would produce an extra eight million pounds' worth of home-grown produce. A 10 per cent. improvement in the light of modern knowledge is a very conservative estimate of the capacity of soils to respond to suitable treatment, for, as Professor Somerville has shown, returns in many cases can be multiplied several times.

It should, however, be realised that the same medicine will not cure all the types of unhealthy and non-productive grazing which are met with in this country. Plant foods are the same, but the soil variations and local conditions are never equal, so that specialised treatment is frequently called for.

It is, perhaps, too soon yet to form a definite opinion as to whether the influence of the research on seeds mixtures for permanent pasture will enable light land to remain under grass more satisfactorily than hitherto. This much is certain, however, that the increasing practice of long leys and the turning under of a turf enriched with wild white clover after a three or four years' ley is in no small measure aiding the fertility of the land during the period that it is under the plough. Productivity is thereby increased all round, and effected very economically.

The term grassland is found to be a very wide one in practice, so that some individual description is necessary. The two broad divisions refer to permanent or old grassland and temporary

leys. The former is the one which gives rise to considerable variations, both in usefulness and quality.

Fields which have been in grass for twenty years are assumed to be old grassland, during which time the herbage has had an opportunity to acquire a degree of permanence, or, in other words, species suitable to the soil and climate have become firmly established. The value of old grassland depends partly on the soil and the management meted out to it. Thus the richest grassland is supposed to be associated with several Midland counties, as in parts of Leicestershire and Northamptonshire, on which mature cattle can be fattened without dependence on concentrated food. Similarly, the well known sheep fattening pastures of the Romney Marsh district are typical of rich land. The intermediate types of land are well distributed, while the mountain and heath land grazings represent the poorest types.

Careful examination of these various types of old pasture has shown that a great deal is to be learnt from the herbage. This, in part, explains why suitable manuring is successful in stimulating a distinctive type of herbage. Thus, wild white clover which is found in all the best permanent pastures is stimulated by phosphatic dressings. Many have made the mistake of noting the grasses and clovers common to good land, and without other treatment have merely sown these species on poor soils. Before one can hope for successful pastures the conditions must be made favourable for their growth if they do not already exist. Apart from wild white clover, good land usually contains an abundance of perennial rye-grass, rough-stalked meadow grass, and occasionally meadow foxtail, while Yorkshire fog and bent are frequently common on moist rich land in addition. On the poorest pastures, bent, sheep's fescue, sweet vernal and probably crested dog's-tail and heath grass represent the principal herbage.

In part, therefore, one of the problems connected with grassland improvement is so to alter existing conditions that the present herbage can be changed to a more desirable type, and where a suitable herbage exists to retain it.

THE HARVESTING OF MANGEL CROPS.

The usual period for lifting mangold crops is about the middle of October, while in the South it is continued until the middle of November. The crop is one easily injured by frost, for which reason it is unsafe in the North to have the roots in the field after the end of October.

It is a considerable advantage if dry weather is experienced during the lifting period, while the methods employed vary with the district. Two principal methods obtain. The first, which is largely practised in the South, is that of placing the roots in small heaps, which are covered over with the leaves and left until it is convenient to remove them to the clamp. Experience indicates that by leaving the roots in the small heaps for a period of a week or so they go into the clamp in a cleaner condition, while the skin is harder and the roots keep better. The second method is that of placing the roots in rows at a convenient width to enable a cart to go between, for immediate removal of the roots to the clamp.

The removal of the leaves from the roots may be done merely by twisting them off by the hand, or by cutting them with a knife. Too close cutting to the crown should be avoided, owing to the ready habit of bleeding which mangels possess and which might interfere with their keeping properties. For the sake of safety, therefore, many prefer to twist off the leaves by hand. Similarly, on no account should the root itself be trimmed, but stored with the root fibres adhering.

The great enemy during lifting is frost, for which reason care should be taken that the pulling does not get too far ahead of the carting in cases where the roots are not protected by their leaves. In the case of severe frost, storing should be suspended and the roots allowed a day or two of mild weather previous to clamping. Frosted roots have their keeping qualities impaired, rotting readily in the pit or clamp. It is often a good plan when damage is suspected to place the roots in a separate clamp and use them first.

SCOTTISH BACON PIG COMPETITION.

A competition of considerable importance to pig breeders has just been concluded by the Scottish National Association of Pig Breeders in an attempt to follow the fortunes of pigs of different breeds and crosses from the finished live stage to the cured bacon stage. Previous competitions of this kind have indicated that there is little correlation between some of the supposedly good conformation points and suitability for producing a high-class Wiltshire side.

Thus in the present competition seven different pens were employed, each consisting of two pigs, and supplied by well known breeders. The first stage was as finished bacon pigs at the Highland and Agricultural Society's Show in July last, and the order of merit was: First, cross from Large White boar and Middle White sow; second, cross from Large White boar and Large Black sow; third, pure-bred Berkshire; fourth, cross from Middle White boar and Large White sow; fifth, pure-bred Middle White; sixth, Large White and Berkshire cross; seventh, Middle White and Large Black cross.

The second stage was when the freshly killed carcasses were judged by a committee at the Scottish Bacon Curing Factories, Limited, and pride of place was given to the Middle White and Large Black cross, followed by Large White and Berkshire cross, Middle White and Large Black cross, pure bred Middle White and pure-bred Berkshire.

On August 10th the sides were judged as pale dried bacon and smoked bacon, and the order of merit was as follows: First, pure-bred Berkshire; second, Middle White and Large White cross; third, pure-bred Berkshire; fourth, Large White and Large Black cross.

The topsy-turvy character of the judging in the various stages leads one to ask whether we can depend on the present curer's

specifications as to what constitutes an ideal bacon pig "in the flesh." Berkshire breeders will, however, be jubilant in their final successes, which should help to "boom" the breed.

EXPORTS OF WHEAT OFFALS.

One of the suggestions advanced by many people to place the pig-breeding industry on a sound footing in this country is that the export of millers' offals should be prohibited. It is well to note, however, that since the war this trade has been a comparatively small one, representing only 3 per cent. of the total supply, and consisting chiefly of bran and pollard.

When this matter was considered by the Royal Commission on Food Prices in relation to its effect on the price of flour, it was found that the export trade provides an admirable safety valve for the purpose of disposing of offals, and particularly bran, at a period when little

demand occurs for it from farmers in this country. If its export was prohibited, it would have to be disposed of at a lower figure in this country, since it cannot satisfactorily be stored for any considerable period. Thus any loss experienced on the sale of the bran would have to be regained by an increased charge for flour.

Having regard to the fact that the statistics indicate that the exports of sharps and middlings are negligible and make their way chiefly to the Irish Free State, it is evident that the pig industry would not benefit to the extent which is generally believed by prohibiting the export of these offals.

The information conveyed by the Agricultural Market Report of the Ministry of Agriculture indicates that, though the general level of prices last month of agricultural produce was 56 per cent. above that of the same period in 1911 to 1913, yet coarse middlings had only advanced 25 per cent. in price, while the increase in the price of bran was the same as the increase in wheat, *viz.*, 47 per cent.

MY LADY GRAYLING

IN the autumn, when the trout are going off colour or are out of season altogether, the grayling, the silvery, thyme-scented Queen of the Stream, comes into its own. No longer is it reviled, as when, thin and lank and slimy after spawning in April or May, it eagerly devoured the flies meant for the undoing of trout, and wasted the angler's time and patience during the all too short rise. Now by the erstwhile trout fisherman it is eagerly sought, for it provides an extra two months or more of fly fishing at the end of the trout season, and good sport with various baits right through the winter until *Salmo fario* is once more in good trim.

Although grayling and trout live in harmony in the adult stage, there is no doubt that each devours a certain amount of the other's ova at spawning time; and in really first-class trout water it would, probably, be a mistake to introduce grayling, in spite of the latter's virtues of adding variety to the bag in August and September, and providing a longer fly-fishing season. Grayling seem to increase more rapidly than trout, and tend to crowd out the latter in some streams. But against this there is no doubt that in water which is not over rich in food supplies, such as streams with rocky or shingle beds, which do not produce the weeds so necessary for fish food, grayling attain a better average weight than trout.

Unlike trout, grayling, even when in their prime condition, do not care for a very strong current, and their favourite lying places are stretches where the water is from two to six feet in depth, with a steady, even flow. In a fast stream, the smooth glides before and after heavy water, and where the current swirls in oily eddies between the bank and the stream are likely haunts.

As a fighter the grayling is not, perhaps, quite the equal of a trout of the same weight, for its rushes are rather less spectacular, and it rarely jumps. But it is, nevertheless, no mean antagonist, and the slower pace at which it fights often enables it to put up a longer resistance than a trout of similar size. It is, by the way, nearly always possible to tell a hooked grayling from a trout long before it is seen, as the former fish gives a series of tugs or knocks, which, after one or two have been killed, are unmistakable.

Grayling have a rather bad reputation for short rising, but, whereas a trout, without any question, often comes at a fly without the least intention of taking it, the grayling's misses are usually due to another reason. A feeding trout swims close below the surface of the water: a grayling never. The latter lies near the bottom, and shoots up almost perpendicularly as each morsel of food comes along, being able to do so owing to the possession of a large air bladder which works in connection with the back fin. When the fin is erected the bladder fills with air, deflating again when the fin falls over. Thus a grayling lying in, say, six feet of water has five times as far to come to

a fly as the trout which is cruising about twelve inches from the top, and in the time taken to rise an eddy, a stray puff of wind, or a variety of other reasons may prevent it from taking the fly properly.

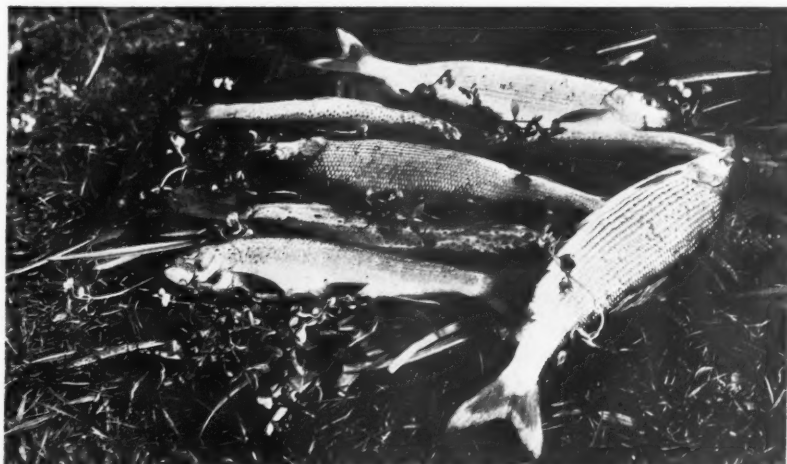
Herein lies the explanation of the grayling's short rises, and also the fact that often one will be caught at the fifth or sixth time of asking, whereas it is unusual for a good trout to come to a fly more than once, except after a considerable interval. Being used to missing its aim, the grayling's suspicions are not aroused, and so up it will dart again next cast.

Grayling fishing with either wet or dry fly differs but little from the pursuit of trout; but, as these fish often lie in shoals, which trout do not, the angler should be in no hurry to move on after catching one, for, provided the rest have not been alarmed, another, or several more, may be taken in the same place. Grayling flies are usually small, on No. 6 or 00 hooks. The Red and Orange Tags are both very favourite patterns, as also are the Wren Tail with orange tag, Blue and Silver, and Apple Green; while in Derbyshire the Honey Dun Bumble is a famous killer. For dry-fly fishing a Wickham's Fancy or Pink Wickham are both good; but when the fish are feeding like trout on a hatch of water flies, a counterfeit of these is most likely to kill. In some districts the largest fish are taken by working a real or artificial caterpillar or grasshopper on the sink-and-draw principle.

In late autumn and winter, if the weather is cold, particularly in the North of England, fly fishing is not much use. Then "swimming the worm," as it is called, is the most artistic method of tempting *Thymallus*. The rod should really be rather stiffer than the average fly rod, although one on the powerful side can be made to serve, and the rings must be large to let the line run easily. The rest of the tackle is a worm hook at the end of a very fine cast, and a tiny float cocked by a single shot placed about a foot above the bait. The float should be adjusted so that the bait, a small red worm, just clears the bottom, and this is allowed to drop down-stream over likely grayling haunts, line being paid out as required. One must avoid disturbing the float, and strike at the least indication that a fish has taken the worm. Fine, bright, frosty weather, when the rivers are low and clear, is the best time.

A very deadly variation of this method is to take up a position at the head of some pool which has a stream flowing in, and to throw in a few gentles from time to time along the line the float will take, to bring the fish on the feed. Then bait the hook with two or three gentles and let it swim as far as possible down the pool. If fish are not found, the depth of the float should be altered until they begin taking; and if the pool is well stocked, a considerable time can be spent in one place, more gentles being thrown in from time to time, particularly after a fish has been caught.

WEST COUNTRY.



IN PRAISE OF SUB-SOILING

By DR. B. J. OWEN (*Director of the Institute of Agricultural Engineering*).

THERE is present in many fields which have been cultivated for some years what is usually known as a "hard pan." This hard pan is often to be found at a depth of about 5 ins. and varies in thickness chiefly according to the variety of soil; heavy soils are, of course, more prone to the formation of hard pan than light soils. There are conflicting theories as to the reason for the formation of this solid strata of earth beneath the top soil; in some cases it is attributed to the action of the plough sole traversing at a more or less constant depth over a number of years; in other cases it is maintained that the causation is chiefly chemical. Whatever the reasons may be, the result is that the hard pan forms a barrier which impedes the growth of roots and adversely affects aeration, water supply and drainage. Thus the source of fertility in a field in which a hard pan is present is restricted solely to the top soil and the fertility of the sub-soil cannot be tapped.

It is desirable to distinguish between sub-soiling and deep ploughing, as confusion has often prevailed between the two

sub-soiling tine, which naturally varies somewhat in detail, consists of a standard, to the end of which is attached a hoe-shaped blade which performs the actual disrupting action. The tine is so affixed to the plough frame that either it is placed behind the breast and thus works in the newly made bottom of the fresh-cut furrow, or else is placed to the front and side of the breast and so works in the furrow bottom made during the previous passage of the plough. These alternative positions of the tine may be seen from the accompanying illustrations. The passage of the sub-soiling tine results in the hard pan being shattered. The precise degree of disruption will chiefly depend, of course, upon the condition of the hard pan, the shape of the tine and the depth to which it is set, and the speed of travel.

In order to ascertain the benefits, if any, likely to accrue from the practice of sub-soiling, the Ministry of Agriculture commenced a series of trials in the winter of 1922. The work thus begun has since been continued by the Institute of Agricultural Engineering, University of Oxford, and the results of the first two year's work have now been published, and the third year's results are being collated and will be published in the *Journal of the Ministry of Agriculture* very shortly.

The soils upon which sub-soiling is practised undoubtedly have a pronounced effect upon the results obtained. In the trials under review fields containing the following types of sub-soil were chosen; sand and gravel (two fields), brick earth, boulder clay, London clay, and Oxford clay. Although not all-embracing in its variety, this list is yet sufficiently comprehensive. With the exception of the Oxford clay, the trial plots were situated in Essex. In 1923, potatoes of Kerr's Pink, King Edward and King George varieties were grown, together with wheat and barley. In 1924 the crops consisted of spring and winter barley, wheat, winter oats and peas.

It will be readily appreciated that the extra work entailed by sub-soiling means extra cost, and in the trials under review the extra cost of sub-soiling, over the cost of ploughing only, were carefully recorded in every case. The test plots were accurately measured and one plot was ploughed only to a depth of 5 ins., and the adjoining plots were ploughed to a depth of 5 ins. and sub-soiled to farther depths of 5 ins., 7 ins. and 9 ins. respectively. In this manner, the plot which was ploughed only became the control plot and served as the basis upon which the yields from the neighbouring sub-soiled plots could be compared. After their initial cultivation, all plots received identical treatment in the matter of seeds and manures and subsequent cultivation. When the crops were grown, each plot was harvested separately and the yield from each accurately determined.

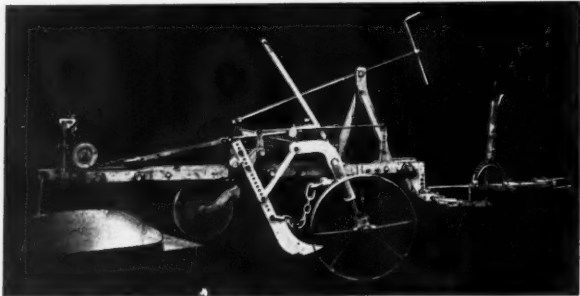
The results obtained in the first year showed that in every case an increased yield was obtained from the sub-soiled plot over its neighbouring control plot which had been ploughed only, and that the value of this increased yield was greater in every case than the extra cost of sub-soiling over ploughing.

In 1924, the second year after sub-soiling, the sub-soiled plots again showed an increased yield over the plots which had been ploughed only. The following table shows the average increased yields for all plots, measured by weight, attributable during the two years to sub-soiling. In the case of corn no account has been taken of the straw:

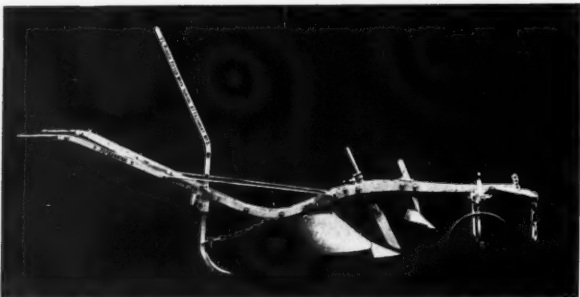
	Sand and Gravel.	Sand and Gravel.	Brick Earth.	Boulder Clay.	London Clay.	Oxford Clay.
	1	2				
	Per cent. increase.	Per cent. increase.	Per cent. increase.	Per cent. increase.	Per cent. increase.	Per cent. increase.
1923 ..	35	38	23	55	26	—
1924 ..	43	32	27	28	18	30

At the present time, the yields from the same sub-soiled plots in the third year after sub-soiling are being collected. The information so far available shows that increased yields are still being obtained. An inspection of the fields sub-soiled three years ago has revealed the fact that the hard pans have not yet re-formed, and every hope is held that owing to this, benefits will continue to be gained for yet more years.

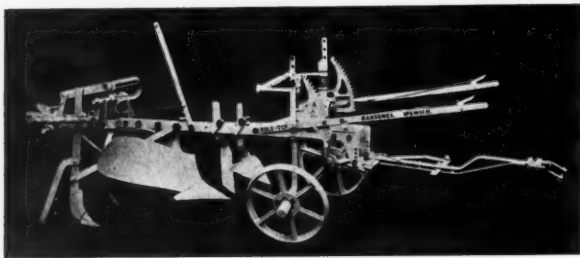
A trial of this kind is very interesting, but unless farmers are prepared to take advantage of the considerable work which has been done, then the trials and their accompanying work and expense will have been undertaken for no good purpose. It is possible that the particular types of soil chosen for these trials may, by some happy chance, have been particularly suited to sub-soiling, and that sub-soiling on other soils would not produce such successful results. The trials to date have not shown that sub-soiling to a depth of 9 ins. always produces better results than sub-soiling to a depth of 5 ins. only. Such matters as these depend chiefly upon local conditions. What has been revealed by the trials is that sub-soiling under all the conditions so far encountered has proved a highly profitable undertaking. Because of this, it is suggested that those who farm should undertake a trial on their own account, to determine whether or not sub-soiling under their conditions is profitable. The field which is to be cultivated should be divided into, say, three equal parts: the first should be ploughed only; the second ploughed and



TRACTOR PLOUGH WITH SUB-SOILING TINE FITTED TO THE FRONT AND RIGHT OF THE BREAST.



HORSE PLOUGH FITTED WITH SUB-SOILING ATTACHMENT.



TRACTOR SUB-SOILING PLOUGH WITH SUB-SOILING TINE BEHIND THE BREAST.

and resulted in adverse opinions being needlessly formed. Sub-soiling consists of disrupting the sub-soil beneath the top soil without bringing any to the surface. Deep ploughing consists of turning a deep furrow slice and thus bringing both top soil and sub-soil to the surface, there to become intermingled by the action of the weather. In this manner what was originally the sub-soil becomes part of the top soil. Occasions have occurred where improper and unskilful use of sub-soiling tines has resulted in some of the sub-soil being brought to the surface. In some cases, the sub-soil thus mixed with the top soil has had a beneficial effect, but on the other hand, some sub-soils are deleterious, and cases have been known where the fertility of a field has been impaired for years through this cause.

Sub-soiling is effected by means of a special sub-soiling tine, which can be added to an ordinary horse or tractor drawn plough. There are also in existence special sub-soiling ploughs in which the sub-soiling tine is a permanent fitment. The

sub-soiled to an extra depth of, say, 5 ins.; the third ploughed and sub-soiled to a depth of 7 ins. When doing this, care should be taken not to bring any of the sub-soil to the surface. Each plot should be harvested separately and the yield carefully measured. In this way it will be possible to discover whether sub-soiling has a beneficial effect on the particular soil, and, assuming that this will be so in the majority of cases, whether sub-soiling at 5 ins. or 7 ins. produces the better results.

The cost of a sub-soiling tine to be fitted to an ordinary plough is not great, and the extra work involved is small; but

the increased profit to be gained has been proved by experience to be considerable, and farmers are urged to undertake these trials on their own account. In conclusion, a word of warning needs to be given to those who determine to explore the benefits of sub-soiling. The yields of ploughed, and of ploughed and sub-soiled plots, should never be judged by eye alone; there is frequently little difference to be seen. It must be remembered that the smallest improvement in, say, an ear of corn is multiplied many thousands of times. Therefore the only fair way is to measure yields by weight; in this manner alone can the precise advantages conferred by sub-soiling be exactly measured.

THE WILD LANDS

IN all the fine diversity that is one of Wharfedale's attributes, no change of scene, perhaps, is so abrupt as meets one just beyond Bolton Priory and the Barden country. To stand where Wharfe narrows to the Strid is to be in woodland glamour, soft as a midsummer dream. The trees and the purl of ferny streams are with you still as you climb towards the moor; and suddenly you reach a hollow where old, dead trees stand upright with gaunt arms, or lie prone, their roots agape to the sky. The Valley of Desolation it is named, and rightly. Once on a day a storm broke here, of wind and lightning. It splintered and scarred the forest oaks and elms. It struck deep into the soil, so that the simplest, most confiding flowers are half-fearful yet to show their faces.

Some say that a great crime was done here long ago—so dark a crime that the skies themselves sent down the soldiery of judgment. Others have it that a battle, dour and merciless, was in the doing, and that hell sent its legions to lay both sides of the combat low. None knows. But the old, wiser sort of farm folk travel wide when they need to come home o' nights past the Desolate Valley.

It is a troubled hollow, but small. The great, happy woodlands circle it, the forest, that knew once the Clifford's hunting horn, the pad of outlaws' feet. Until our own day the wild deer roamed it, a herd sired in a straight ancestry by the stags that gave many a gallop to the Clifford.

Not long ago—yesterday, it seems—a herd old as Chillingham's wild cattle was with us in the Barden country. There were forest dawns when one surprised them, moving willowy on the hill crest, brown-grey among the amber mists; and there were gloamings that showed a sudden pride of antlers, high on the moor crest, traceried against the sky's dying crimson. It was in such moments that the centuries flung wide their gates and let one enter as by right into Barden's storied heritage.

And now the herd has been destroyed, they say. *They say.* But those acquainted with the forest's spaciousness, its lonely, deep ravines, know otherwise. So long as the woods give harbourage, there will be deer left to carry on the unbroken line from Clifford's day. One hale young buck at least escaped the slaughter, and a doe, for I encountered the pair not long since far up where the forest joins the moor. The buck challenged me roughly, glanced backward to see if his mate had stolen into cover; then he, too, vanished as by magic.

For many days, I fancy, each had wandered lonely—glancing constantly behind, remembering always the slaughter of their kindred, the terrible, salt taint of blood that drifted in the breeze's wake. Then suddenly they met in a clearing of the forest, and halted, wide-eyed with question. They recalled the lonely days, the nights when sleep had dread for bedfellow, the days of watchful terror. And now the loneliness was gone.

We know of other matings of this sort, know which hidden corner of the glens hides each thrifty nursery. And when we're asked about the matter by casual gossips, we meet intrusion by a devastating, cold lack-knowledge.

It is here, on the edge of the forest, that one knows how futile it is to attempt extermination of the deer. Those left were sired by a wise ancestry. Their wits, keen enough at birth, are sharpened now by keen adversity. They will survive and breed amain, and our sons may glimpse once more the dappled grace of shapes that cross the forest roads like velvet shadows.

Another swift surprise is waiting at the forest edge. A stride takes you from shelter of the trees, and out into the naked moor that climbs to Simon's Seat. Simon's Seat—known as "Old Simon" to his intimates—stands, a sheer rock fortress guarding these virile lands. Once on a summer's day a shepherd known as Simon found a man-child here. The babe was six months old or so, and lay in a wicker basket. The shepherd nudged at his beard awhile in great perplexity. Unwedded, except to Dale's weather and tending sheep, he was appalled by this adventure. Then the bairn opened two blue eyes at him, and kicked and crowed, reaching up his arms.

Simon knew what to do then. He took the child up, tucked him away inside his coat, and sought a brother shepherd who had a wife to understand such miracles as the "lile, snod thing" that cooed from under his coat.

Soon afterwards the Barden shepherds met in conclave. They put each a little from their meagre earnings to the common fund, and reared the bairn between them. And he was known

as Simon Amang 'em, because Simon the shepherd found him first, and because the others shared his maintenance.

The Amanghams, a family scattered wide to-day, go to books and the Heralds' College for the meaning of their name. They should come instead to this rugged scarp of rock that gives its simple origin.

Whatever time of year one stands on Simon's Seat, there's winter's touch about the lands that climb to Greenhow village. These are the wild lands, grim, silent, waiting for the true spring to come, waiting for a summer that at last will thaw their inner cold. Its streams feed Wharfe River; but most of them run underground through limestone river-ways and caverns. Sheep nibble everlastingly at wiry grasses, thin as the reedy, whistling breeze; and hooded crows watch without ceasing for one of these to die of the lean herbage.

A land utterly desolate, you would say, till you get over to Greenhow, straddling the hill-top. Greenhow's people are astonishing in their self-reliance, their humour that can play or bite deep, their vigour for the forward tasks of life. They come of two well blended stocks—farmers of the heights and miners whose work was underground when lead was a rich ore to handle. Wherever one wanders across these highlands, the mine-pits lie in wait; and the story of each deserted shaft is an epic of hard strife, of courage that thought little of itself—and of ghostly happenings that were real as daily toil.

It is useless for the inexperienced to mock at ghosts. Those who go down to the sea in ships, habitually, know that there are hauntings unguessed by landmen.

These old lead miners knew, too, when they were accused of superstition by folk who stayed above ground, the mystery things that happen in the under-world, where galleries probe into the tortured bowels of the earth and the spirits prisoned there resent intrusion.

They were not fanciful men, the Greenhow miners. Quiet, stalwart, prone to say little, it was hard to break their reticence; but once in a long while they would speak of hidden matters.

There was one man who reached the mine-head before his fellows and went down the ladders alone, impatient for his work. They came later on and found him dead in a narrow gallery, with queer marks about his throat. Well, poor lad, he should have known it was not good to go singly into any mine. The trolls fear numbers, but are wolves on the track of a lonely man. That was his comrades' summing up.

Then, too, there was the venture of a whole shift that went down the mine together and got to work as usual. At the end of an hour or so they heard footsteps down the ladders and along the gallery. They glanced at one another by the light of their farthing dips, and said that either they or the next shift were wrong about the time.

Nearer and nearer sounded the footfalls. Then suddenly they ceased; and when the men went hurriedly to learn the meaning of it all, their lights flickered to and fro on emptiness. They understood the portent and did not stay for words. With one accord they made for the ladders, reached the open safely, and again stood looking at each other—a little sheepishly.

The wind was so merry up there, the sun so heartsome, that they began to doubt their late experience of phantom footsteps. Pits were full of noises. They were half-inclined to return, indeed, when an uproar real enough sounded under their feet. They heard the ladders they had climbed by break and fall. Then one side of the shaft crashed inward bodily, and it was long before the echoes ceased to clamour upwards to the open lands where the men saved by warning stood and doffed their caps with instinctive reverence.

Once again in the story of the mines the Ghostly Shift had come to warn the living of disaster. And they say, as of a thing so assured as to be almost commonplace, that these Ghostly Shifts were recruited from the ranks of miners who had died in shaft-falls.

Men of Cornwall drifted to our northern highlands, following the lure of lead mining. They brought with them the rich, Celtic gift of "listening to the other world," and their spirit-lore mingled with the ancient, native beliefs handed down by Norse and British ancestors of ours. To deal at length with the spirits that haunt the dim recesses of the mines on Greenhow would need a book in itself. Most of them were devilish—people of infinite malice and device, whose ceaseless labour was to oust the men who dared to probe into their underworld.

But not all were malevolent. Witness the Ghostly Shift and the Knockers whose loud tapping is a sign trusted by all miners that they are nearing a rich vein. Witness, too, the testimony of a man who died recently among us. When he was in his teens, he wandered over the Greenhow wastes in search of plovers' eggs, and dark overtook him. Blundering this way and that, he stumbled over the brink of an unfenced mine, clutched at the timbers as he fell, and reached the bottom with a broken leg.

That meant death unless help came. And how should aid come? The goblins crept about him—the wolf pack that gloated on human prey—and they never ceased to pinch and bite him, and whisper in his ear that he'd best be done with life, lest they did worse to him than ever he dreamed of.

He was of the breed, as it happened, that does not give in readily. One leg was useless, but he tried to clear a way with his fists—there in the wet, utter darkness—whenever the trolls assailed him.

Then, at the worst of it all, when courage ebbed because life itself was dwindling, a light came down the shaft, and following it a radiant figure that stood awhile and looked at him with a man's strength and a woman's pity.

The maimed lad remembered how the Greenhow miners and the Cornish men had talked with bated breath of the Silver Spirit that was seen at times within the mines. His strength returned. Shout after lusty shout went up into the wastes; and a benighted shepherd, picking his way between the dangers of the land, heard the wild cries, and got to Greenhow and brought helpers. Their lanterns went playing peep-a-boo with the dark across the silent pastures; and when, after hard labour, they got the lad to the mine-top, he tasted the bite of the night wind greedily, and afterwards fell silent. It was a long while later that he told them he had seen the Silver Spirit of the mines.

A strange, desolate country, this of Greenhow, whose loneliness seems only deepened by the unsheltered road that winds through it, a narrow ribbon of grey. Strange and desolate, too, is a fraternity which uses it day-long through all but the winter-time.

For this is the Tramps' Road that connects two workhouses of great strategic importance to the race. The Road of the Lost, if ever there was one. There is only one other like it in the north, to my knowledge—the highway over Shap Fell, set in the same grey loneliness of bare, wide acres, peopled by wayfarers with the same tramps' seal set on them for life.

To travel the Greenhow road with a shrug of the shoulders and the murmured catchword "wastrels" is as easy as to stay at the top of a mine shaft and disdain its hauntings. To travel it—often, and without prejudice—is to wade deep in surmise, doubt, compassion. One cannot help it.

These were once red-blooded men, most of them, eager for toil and its rewards. They wanted nobody's bounty, and the mere name of workhouse was abhorrent. When did the first step into the mire come to each one of these castaways? For each his own heart's bitterness that drove him down

and farther down. For each this passive content at the end of all, with journeys from one workhouse to the next. Yet it is no content. Now and then you surprise a wild beast, sombre fury in their eyes. They have remembered for a moment that they were free men once. And there are women, their faces quiet and sombre, who tread the Road.

Mingling with the true, dour breed you meet once in a while a face with humour in it—jollity, even, if the day be sunny and the wind at rest. These are amateurs of the Road, as it were. They are down, but not yet "out" altogether, and hope is with them still. Boyish dreams survive; and, till these are gone, they cannot let their manhood drift into nothingness.

What a brave, many-sided heart beats under Greenhow Hill's rough coat. He and his straggling village have faced life and weather in the raw for centuries out of mind. Nothing but mist can hinder him from seeing how it fares with Whernside, Buckden Pike, Penyghent and Ingleborough; and when he tires of Yorkshire mountains, he can glance aside with a hope of glimpsing Westmorland.

Of modern folk who tread his highway he loves best, I fancy, the navvies. There were more of them in the days when the big reservoirs were in the making down near Pateley; but some of a brotherhood always welcome still stray up the road and over in search of work.

The navy is so entirely of the northern English, somehow. He fights fair, his appetite for the joy of life is gargantuan, and he never forgets the least kindness shown him. If one of a gang working in the neighbourhood halts at your door on a raw, windy night and borrows a match or two for the pipe that is "to take him up the hill"—whether or no you add the obvious courtesy of a stirrup-cup—you will find yourself "sib" to the whole company. The freedom of the camp is conferred on you. There is no ceremony, nothing said; but in twenty ways, big and little, you are made pleasantly aware of your distinction.

There is a wider fellowship to be attained—freedom of the Dale. It is seldom spoken of, and then only by another name. Yet it is real as the craggy land itself. So is its converse, though I doubt if ever at this day you hear the threat "to put the Dale on a man"; but that, too, can be real enough in extreme cases.

So little is asked of a candidate for this freemasonry, and yet so much. I have a suspicion that most of the credentials are summed up in the one word "jannock," of which staunch Yorkshire phrase there is no equivalent. Certain it is that, to this day, a freeman of the Dale can travel with empty pockets and a heart as light, if the fancy takes him, from Bolton up to Oughtershaw, and lack no meal or friendly greeting.

For the other sort strange hindrances arrive from nowhere. Puck and all his imps seem loosed on them till, weary and befogged, they cry loudly for the meaning of it all. And no man replies.

A wild land, clear-eyed and honest. A land whose beauty grows on one year by year of knowledge. It is remote from huddled streets, and near the sky. Its soul is the free soul of the north, untamed, untamable. HALLIWELL SUTCLIFFE.

HUMOUR OF ALL AGES

The Comic Muse, Compiled by J. C. Squire. (Collins, 6s.)

MR. SQUIRE says in his preface that his object was to include in his book "nothing which had not made me laugh; and by laugh I do not mean smile." He applied a criterion that should have helped to produce a more amusing book than this. His field was very large indeed. The poems begin with John Heywood's "On Botching," that is to say, between the years 1497 and 1580. It is an excellent start:

God is no botcher, but when God wrought you two,
God wrought as like a botcher, as God might do.

He does not seem to have found anything humorous and unobjectionable in other respects at an early date, although one would have liked him to have risked a little and put in a few samples of Geoffrey Chaucer, chancing the protests of the Puritan. The early part of the book is the best of it, at any rate to those who like a certain amount of rollicking fun and are not appressed by modern delicacy. To them "Jolly Good Ale and Old" is right good stuff and bears the impress of the good period from which it came.

All the love in the world for William Blake does not make us smile at his two lines "On Cromek" and his four lines on Sir Joshua Reynolds. The epitaph on a schoolmaster by Burns has more true wit than a thousand of them:

Here lie Willie Mickie's banes;
O Satan, when ye tak' him,
Gie him the schoolin' o' your weans,
For clever deils he'll mak' 'em!

It is curious, too, that all the rollicking fun of George Canning is omitted and the dulllest poem he ever wrote, "Inscription for the Door of the Cell in Newgate" is printed. Surely Mr. Squire does not think it has a fraction of the comicality that

inspired "The Needy Knife-Grinder" and its brilliant companions? We are glad that several of Coleridge's amusing things are printed, as he is not so generally recognised as a wit as he deserves, yet his lines on Cologne are unsurpassed:

The river Rhine, it is well known,
Doth wash your city of Cologne;
But tell me, Nymphs! what power divine
Shall henceforth wash the river Rhine?

An excellent example, too, is given of Thomas Moore:

"Come, come," said Tom's father, "at your time of life,
There's no longer excuse for thus playing the rake—
It is time you should think, boy, of taking a wife!"
"Why, so it is, father,—whose wife shall I take?"

But again, Moore's ill-natured "Epitaph on a Well-known Poet" should be thrown into the cupboard where dead things are left to decay.

Mr. Squire rather apologises for including Byron's "The Vision of Judgment" in the book, but here we think his choice is a good one. "The Vision of Judgment" deserves all the good things he has said about it.

There are many humorous poems that reflect in a wonderful way the atmosphere of the age in which they were written, and that make us laugh in sympathy with the men of their time. There is, for instance, "The Old Navy," by Captain Marryat. The last verse especially shows what a potent mixture there was in the Navy of gallantry and sternness:

Our captain sent for all of us: "My merry men," said he,
"I haven't the gift of the gab, my lads, but yet I thankful be:
You've done your duty handsomely, each man stood to his gun;
If you hadn't, you villains, as sure as day, I'd have flogged each
mother's son.
For odds bobs, hammer and tongs, as long as I'm at sea,
I'll fight 'gainst every odds—and I'll gain the victory!"

Thomas Hood was a very considerable poet, but his "Faithless Nellie Gray" has not the flavour of this.

The three pieces on page 106 are excellent. The first is "On Mr. Partridge, who died in May":

What! kill a partridge in the month of May!
Was that done like a sportsman? Eh, Death, Eh?

The second is "At Leeds":

Here lies my wife,
Here lies she;
Hallelujah!
Hallelujee!

But we seem to have heard it attributed to tombstones in other parts of the country. The strongest of the three is "Johnny Dow":

Wha lies here?
I, Johnny Dow.
Hoo! Johnny, is that you?
Ay, man, but a'm dead now.

"I likes a drop of good beer, I does" possesses a good share of the vigorous flavour, and the essence of it is found in the chorus:

For I likes a drop of good beer, I does,
I likes a little good beer:
And damn their eyes if ever they tries
To rob a poor man of his beer.

We are afraid that Edward Lear's wit has oozed away in the cupboard where it has been kept for many years. Here is, perhaps, the best example:

There was an old man with a beard,
Who said, "It is just as I feared!—
Two owls and a hen,
Four larks and a wren,
Have all built their nests in my beard."



A FRIENDLY CONVERSATION.

From "Talks with Shepherds."

When we come nearer our own times. Mr. W. S. Gilbert takes the lead as a writer of humorous verse, and the selection from his writings is quite good. Swinburne's mockery of Patmore wants the distance and detachment which would have freed it from the accusation of being a personal attack upon a brother poet. Such poems as that about the newly arrived babe are only remarkable now for their very bad taste.

We come to a new development in humorous verse when we read "Plain Language from Truthful James," with its inimitable ending:

Which is why I remark,
And my language is plain,
That for ways that are dark
And for tricks that are vain,
The heathen Chinese is peculiar,—
Which the same I am free to maintain.

But almost at the time when this was being written, a very popular song in London was "Villikins and his Dina":

Now all ye young ladies give heed to what I say,
And never, not by no means, your guv'nors disobey;
Now all you young men, mind whom you cast your eyes on—
Think of Villikins and his Dina, and the cup of cold pison.

"If I had a donkey wot wouldn't go" is another excellent piece of folk-lore; but whatever was Mr. Squire doing when he wrote out "Home, sweet Home—As Walt Whitman would have written it"? It is too dull for language. Among the latest poetic humorists Mr. Gilbert Chesterton stands easily first. His "The Logical Vegetarian" and his "Wine and Water" have the ring of ancient as well as of modern laughter.

SHEPHERDS AT HOME.

Talks with Shepherds, by Walter Johnson. (Routledge, 5s.) FOR fifty years Mr. Walter Johnson has kept notes of scenes and characters met in English counties, and a very pleasant book has resulted. All shepherds are not, perhaps, full of original and pithy lore, but Mr. Johnson has had the good fortune or perhaps the instinct, that discovers unique characters. Mr. Johnson's recollections are happy and various. The shepherd he colloquied with in Selborne on the old pack-horse road, said truly, "Shepherdin's a thing that wants apprenticin' to, but in these days they wants a boy to do a bit o' this and a bit of thaht, and fill in his time shepherdin', and there's no chance for a real shepherd. Boys woot go to the trouble to learn, and then, besides they has to goo to school. Not that I blame'n, as I knows on, for I never had much schoolin'. I lef' school at eight and a pretty rough time I had on 't, I can tell 'ee. They didn't stop to tell you a thing twice, but 'd throw a good big stoan at's head, or put a thick stick on's back, and tak zum of the rine off 'n ye. Lor bless 'ee, boys ceant do it neow. They 'as a better chance than thaht. Not as I agrees with knocken a boy about, but schulemaasters is too easy wi' 'em, and they gets saasy." This Hampshire worthy's conversation lingered on the past, on the "draybet smocks" of his youth. "I never 'ad no suit of black till I was 'bout thirty, and my father never had one at all, Sunday or wurk-day." A few miles from Eastbourne Mr. Johnson lit on a shepherd whose history set him apart from other handlers of the crook. He calls him the philosophical shepherd and was at once struck by his hard, humorous lean face and a cockney twang overlaid by broad Sussex. It took him some time to allay the suspicions of a cynical soul of seventy-four arrayed in threadbare moleskin and a black-banded tall hat. He was a theme for a novelist, a stevedore of Rotherhithe strayed into Arcady by mere chance, though most likely backed by unknown heritage of blood. He used to visit a daughter married in Sussex in the summer on his holiday and took to working in the fields. Every year he came down in the harvest and at last determined to settle in the country. He had been a naughty fellow in London and one gets a feeling of some idyllic release in Mr. Johnson's sympathetic narrative. But for one return like that, there are ten thousand exiles from the green fields swallowed in the city. A fine chapter and portrait deals with Stephen Blackmore, the Sussex shepherd, who was famous for his collection of prehistoric tools and weapons from the Downs. Mr. Johnson found him retired in an almshouse in Seaford and saw a collection that would warm the heart of the ardent archaeologist. Stephen Blackmore, untrained, undirected, with natural judgment and taste, found out his true vocation while watching his flock. Mr. Johnson hoped to discover from Blackmore if an old custom of using an arrowhead or small celt as a bell clapper as an amulet to ward disease from the flock had existed in his time. But, alas, it was not even a legend to him. These old men were the boys who had little schooling and seldom left the fields of home. The new generation, bred differently, lack the genius for natural telling phrase. They are too soaked in journalese and general "writing down" to have a command of incisive speech. Not his labours alone, but pure poetry binds us to the shepherd. The stars of Bethlehem, the idylls of Theocritus, the immortal longings of Wordsworth and many another poet who walked among the hills, draws us to contemplate with happiness this descendant of a craft too antique to measure. The shepherd boy who piped in lonely places still comforts us and himself. On many a page, in many a tongue, he stays for ever piping songs for ever new. When the pagan world's whole-hearted bliss was broken by the divine dawn of Christianity, a lamb or sheep became a symbol of redemption, of sacrifice. Afterwards for hundreds of pious years there was laid in the shepherd's coffin a lock of wool—O, touching confidence of simple hearts. Minding his master's sheep, church or chapel had seen him not. But the little tuft of fleece explained.

Football: The Rugby Union Game, by the Rev. F. Marshall and Leonard R. Tosswill. (Cassell, 12s. 6d. net.)

MR. MARSHALL'S has long been a standard book on the Rugby game, and Mr. Tosswill, who used to play for England and whose name is well known to our readers, has brought it up to date very thoroughly and skilfully. The book is a mine of information and anyone who is fond of the game will find it not only useful for solid reference, but very pleasant to dip into. He will be reminded of many names once familiar, now grown rather dim. If he is interested in any particular period, the Wales of A. J. Gould, the Scotland of the great MacMillan, the Yorkshire of Lockwood and Toothill and Bradshaw, here they all are, with the matches they won and the tries they scored. He can also see his heroes "armed at all points exactly, cap-à-pé," as they fought in the days of their greatness, in many excellent photographs.

A LIBRARY LIST.

TWENTY-FIVE YEARS, 1892-1916, by Viscount Grey of Fallodon, K.G. (Hodder and Stoughton, 42s.); THE FARINGTON DIARY, Vol. V (Hutchinson, 21s.); MORE THINGS THAT MATTER, by Lord Riddell (Hodder and Stoughton, 7s. 6d.); THE FIRST NAPOLEON, edited by the Earl of Kintyre (Constable, 21s.); TWO VAGABONDS IN LANGUEDOC, by Jan and Cora Gordon (Lane, 12s. 6d.); SUBURB, by Allan Monkhouse (Philpot, 5s.); ALONG THE ROAD, by Aldous Huxley (Chatto and Windus, 7s. 6d.); PORTRAIT OF A MAN WITH RED HAIR, by Hugh Walpole (Macmillan, 7s. 6d.); THE BIG HOUSE OF INVER, by E. G. Somerville and Martin Ross (Heinemann, 7s. 6d.); THE DINOSAUR'S EGG, by Edmund Candler (Blackwood, 7s. 6d.); THE ELDER SISTER, by Frank Swinnerton (Hutchinson, 7s. 6d.).

CORRESPONDENCE

THE DECADENCE OF POLO.

TO THE EDITOR.

SIR,—I have just read your article on polo out here in America, where I am playing polo. I fear that any comments I may make will be too late to be of any value, but I thoroughly agree with the ideas expressed in the article. No man can hope to succeed in polo unless he takes the greatest trouble to bit and school his ponies and gets them going well for him. A first-class polo player must be a first-class polo horseman. I have had some very good polo out here, and it has been most interesting to me to return here after an absence of twelve years. I was here last in 1913.—WODEHOUSE.

[The fact that Lord Wodehouse writes from the Meadowbrook Club, the headquarters of American polo, adds point to the suggestion made last week by Mr. Bakewell, that our players should train on Long Island, "where they could measure themselves against their more formidable opponents."—ED.]

TO THE EDITOR.

SIR,—I have read with great interest the letters from Major-General Vaughan and Colonel E. D. Miller. The latter deals with the subject most exhaustively, and I think, few, if any, will differ from the thesis of his reasoning. There is one side of the question, however, that has not been touched on—and that is, that now very few people in this country are able to indulge in hunting and polo for the sake of riding, owing to the changed conditions since the great increase in all kinds of motor traffic. While probably in previous days there were large numbers of people who hunted and played polo in order to ride, the majority now ride in order to hunt and play polo, and this is owing to the decreased facilities and opportunities for the use of the horse. The consequence is that both hunting and polo are, if I may use the expression, more "mechanised," and that easy horsemanship, acquired by long habit and long hours in the saddle, is now rare to meet with. There are, doubtless, excellent schools of instruction, which Colonel

Miller mentions, but these, by themselves, can never take the place of the habit referred to above. The man who has a natural ability for games, and the time, temperament, leisure and money to go through the specialisation which, under present conditions, is necessary, is in himself apt to give a professional touch to the game, fostered as it is by international contests drawing large numbers of lookers-on. Undoubtedly, the combinations of teams rather than international matches are, as was pointed out in an excellent letter to the *Times* not long ago, of greater service to the game of polo than tournaments organised on an international basis. There are still, fortunately, countries where the horse is a necessity, and horsemanship an accomplishment, and it is these countries, such as India and the Argentine, that must stand at a considerable advantage over others now situated in a different environment. It is an immense pity that more facilities and encouragement to riding and the use of the horse cannot be given by our road authorities. One day the motor car may be defeated by the light aeroplane, and when this takes place it may so adjust traffic problems that it is possible the horse will come into its own again on terra firma! In the meantime, the discouragement of the use of the horse—a disadvantage to horsemanship of all kinds—undoubtedly plays its part in the difficulties national polo has to reckon with from its international aspect.—H. R. FAIRFAX-LUCY.

CORMORANTS.

TO THE EDITOR.

SIR,—I am pleased to read Mr. H. W. Robinson's letter with reference to Mr. Lovat Fraser's statement that "A healthy cormorant will eat eight times its own weight of fish every day." Most of us are conversant with "fishermen's stories," and with the exaggerated statements that are so frequently made with reference to the food and feeding habits of wild birds, but Mr. Fraser has surely established an unenviable record. Mr. Robinson gives the weight of a cormorant as $7\frac{1}{2}$ lb. to 9 lb., and the weight of fish consumed daily as "double its own weight," i.e., 15 lb. to 18 lb. Dr.

Francis Ward in his work "Animal Life under Water" (page 29), states, "Cormorants consume a prodigious quantity of fish. I have watched them feeding in the sea off Cornwall, and in the Hebrides and on fresh waters, and though a bird only weighs six to eight pounds, it consumes at least fifteen pounds weight of fish a day; some authorities place the total considerably higher." In my investigations of the food of wild birds, I examined forty-three specimens obtained from Cornwall and the coast of Scotland. The average weight of these was 8 lb. 4 oz.; a few weighed less and one or two scaled 9 lb. In all cases the stomachs and gullets were full of fish and the average weight of such was 4 lb. 10½ oz. About three and a half hours is necessary for the digestion of this bulk of food, and presuming that it is fully repeated three times a day, the total bulk of fish taken would weigh slightly under 14 lb., and this, I believe, to be a fairly accurate figure. If we take Mr. Robinson's average and Dr. Francis Ward's, we get 16 lb., or from all three a mean of just over 15 lb. 4 oz.—WALTER E. COLLINGE.

HERDWICK SHEEP.

TO THE EDITOR.

SIR,—I send you a photograph showing Lakeland shepherds bringing Herdwick sheep from the fells, which I trust will be of sufficient interest to publish in *COUNTRY LIFE*. These sheep graze on the highest mountains in Cumberland and Westmorland. The shepherds depicted had been to the top of Bowfell (2,960 ft.), which is shown in the background, and started at 7 a.m., returning in the early afternoon. A peculiarity about these flocks of Herdwicks is that they do not belong to the farmer, but to the landlord, and are let with the farms, a certain number being taken over by the incoming tenant, who enters into a bond for the delivery of the same number on his vacating the farm. Each farm has its own distinctive "smit" (a mark made with a red concoction) and earmark, and although the fells over which the sheep roam are unfenced, they seldom stray far from their own heath.—JOHN J. POSTLETHWAITE.



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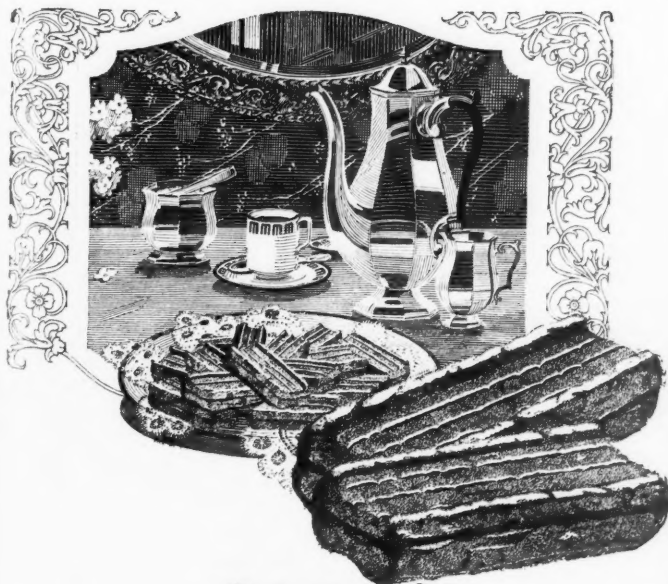
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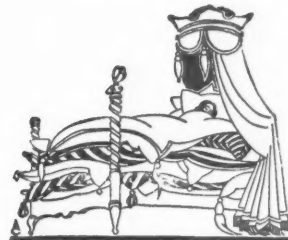


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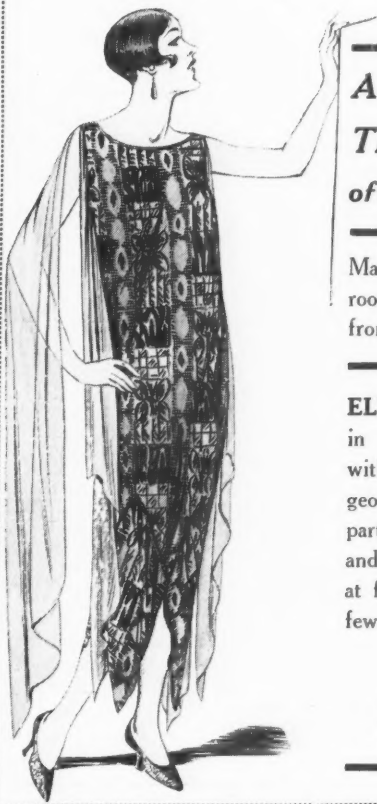
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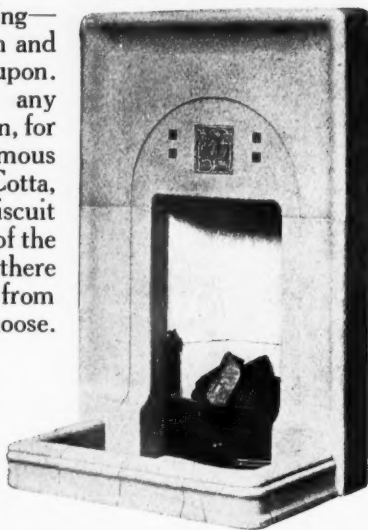
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A TWELFTH CENTURY STONE LECTERN.

TO THE EDITOR.

SIR,—The two photographs which I am sending are of a late twelfth century stone lectern at Crowle in Worcestershire. It consists of two blocks of grey marble, the lower having carved



THE LECTERN.



THE CARVING IN DETAIL.

capitals with vine-leaf foliage, the upper, or lectern proper, has a kneeling figure grasping the vine stems behind. A somewhat similar lectern is to be seen at Norton-by-Evesham in the same county, and both lecterns are said to have been provided for Evesham Abbey in 1216. The Norton example was actually dug up in 1813 near the site of Evesham Abbey Church, when it was restored and given to Norton Church.—W. A. CALL.

PRODUCERS' PRICES AND STORE PRICES.

TO THE EDITOR.

SIR,—Seeing your correspondent's letter in your issue of 12th ult. as to the margin between producers' price of honey and that of the stores, the experience is nothing compared with mine. Staying in Guernsey some time ago, in December, I was buying particularly fine grapes—a semi-transparent skinned round variety, very large, called Clos de "something"—at about 1s. to 1s. 6d. for the large bunch. Within a week I was in London, and in a store caught sight of the very same variety in the familiar baskets. I enquired where they were grown and the price; the answer given to me was, "Guernsey, Sir, 12s. 6d. a pound"!—B.

THE PIGEON'S BATH.

TO THE EDITOR.

SIR,—On September 15th I was walking up to the entrance of the British Museum just as the first shower of rain that day was falling, about 2.15 p.m. On the pavement below the steps were lying about, close together, about

fifty pigeons, most of them looking exactly as if they were dead, with their feathers ruffled up, and many of them as nearly on their backs as they could get, with one wing sticking straight up into the air, obviously in order that the rain might reach the feathers under the wing. They seemed to be enjoying their shower bath hugely, and their friends who were walking about under the portico in search of food, as soon as they became aware of what was happening, hastened down to join the bathing party. It struck me that pigeons in central London probably have a difficulty in finding bathing accommodation, and therefore are eager to take advantage of a shower of rain. Could not the Museum authorities provide their tenants with a bath?—ED. H. GODDARD.

"A DEFENCE OF THE POODLE."

TO THE EDITOR.

SIR,—I read with great interest Mr. Croxton Smith's article "A Defence of the Poodle," which appeared in COUNTRY LIFE, of October 3rd, as I also am a staunch supporter of this much maligned breed. It is impossible to find a breed more worthy of the rather hackneyed title "a man's dog." Some years ago my wife bought Whippendell Narcisse and Whippendell Lalage from Miss Brunker, and from these two I bred my present poodle, Georges Ballot. Ballot is now five years old, and no dog could be a keener sportsman or a more perfect companion. His personal recreations are baiting Snookie, my Persian cat, rabbit and golf ball hunting, and swimming, at all of which he excels. He is a first-rate watchdog and, though I have never forced him to learn tricks, he fetches and carries my belongings, and often voluntarily shakes hands with people he likes. But it is the history of Ballot's great fight that I think will be of particular interest to any of your readers who care about poodles. A few weeks ago we went into the country, and stayed at a farmhouse where a bull terrier of about two years old was kept—a dog so savage that it had to be kept chained to its kennel. On the night of our arrival it broke its chain and flew at Ballot, but I separated them at once, and the bull terrier retired with a bitten nose. Ballot ignored it from that moment, never showing the slightest inclination to go even within growling distance. One day, however, the bull-terrier broke its collar, dashed into the house to find Ballot and, discovering him in the sitting-room, it promptly attacked him. Unfortunately, there was no man available, and my wife was quite unable to separate them, partly because neither dog had a collar, though she managed to get them into the garden, where she threw water over them and tried every other known means to end the fight. Finally, after about a quarter of an hour, when they had fought all over the garden and made their way into the sitting-room once more, she contrived to get hold of Ballot and threw him out of the window, at the same

time shutting the door. Ballot promptly put his front paws up on the window sill to see what had become of the enemy, though he did not attempt to get back into the room and continue the fight. The bull terrier was terribly slashed and bitten all over the body. It was taken out and shot then and there. Ballot's only wound was a large hole in the left shoulder, the size of a florin, which was perfectly healthy and healed remarkably quickly. I think anyone will agree that it would have been a



THE BULL TERRIER'S CONQUEROR.

notable victory for a dog of a well known fighting breed, but how much more so for a despised poodle!—JOHN PATTERSON.

THE HIGH.

TO THE EDITOR.

SIR,—The beauty of the High Street is an old story. But, for all that, it is new every autumn to the band of freshmen who come up to begin their first year. It is just at this moment they will be arriving at Oxford, perhaps bringing their fathers with them, many of them to have their first sight of the street which they learn to know so well. I therefore venture to send you this rather pleasing picture of the High, taken from just below Queen's. Taken from what might be considered the best view-point of the street, it shows the importance of its chief feature, the Church of St. Mary, the exquisite spire of which is the chief glory of the High, if not of the whole city.—RUFUS H. MALLINSON.



"O YE SPIRES OF OXFORD! DOMES AND TOWERS!"

A NOTABLE MEETING AT KEMPTON PARK

THE MERIT OF PHAROS.

THE public who go racing in the metropolitan area, especially that overwhelming section who like to indulge in a bet, will agree that the Kempton Park meeting of last week-end was a tremendous success. For it happened that the winners of the four principal races were heavily backed horses. Three of them were right-out favourites, the fourth very nearly so. Lord Derby's Pharos won the Duke of York Handicap at 7 to 2 against; Mr. A. F. Basset's Tolgus won the Imperial Produce Stakes for two year olds at 5 to 4 on; the Dowager Lady Nunburnholme's Perhaps So won the Queen Elizabeth Handicap of five furlongs at 6 to 1 against; and Lord Woolavington's Friar Wile won the Kempton Park Nursery at 7 to 4 on. It is wonderful how, in retrospect, a meeting looks delightful enough in such circumstances!

The win of Tolgus, which was worth exactly £3,685 to the lucky owner, did not carry any conviction that he was the best of those that competed for this valuable prize. Rather was it due entirely to the fact that a breeding allowance, and having by his two previous wins escaped the full penalty put him in the race on such terms as actually gave him an advantage of 16lb. with both Apple Sammy and Legionnaire, and 13lb. with the filly Moti Mahal. He won by a length and a half from Apple Sammy, who finished a similar distance in front of Legionnaire. If we allow Tolgus 7lb. for his win, which is ample, we have Apple Sammy as still being 9lb. his superior. That is probably exactly how they stand in relation to each other. I though Mr. Basset's colt had to be fully exerted to win, and even had to be given a reminder with the whip. Apple Sammy was not given an unduly hard race—I mean in the sense that he was what is called "knocked about." The stake was a tempting one to go for, but with ordinary luck Apple Sammy must have a bright future before him, and Mr. Hornung, his owner, is the sort to take the long view.

A GALAXY OF STARS.

Apple Sammy, Legionnaire, Comedy King and Moti Mahal had each won a race during the First October Meeting at Newmarket. They had collected between them the Boscawen Stakes, Buckenham Stakes, Triennial Produce Stakes and Hopeful Stakes. It was fine, therefore, to have them all assembled for this one race. Tolgus had won each of his other races in admirable style, but they had not been events in the highest class. Still, his merits had not been properly fathomed. They have been now, and, though there may be a few better two year olds—Coronach, for instance, stands out as a brilliant performer, gauged through the Champagne Stakes form with Apple Sammy—it is certain that Tolgus will go far. He is well grown, shapely, and strikingly well balanced. If exception can be taken to him, it is that his colour is not a good one. It is a rather lightish bay, and I do not recall many of this colour that trained on and were really very good. The American racing public will be pleased to read of his success, for his sire, Stefan the Great, has been standing over there for over two years past.

Legionnaire ran a good race, considering that his wind is not as sound as it might be, and that, therefore, the six furlongs of the Kempton race would be rather too far for him. It is quite likely that during the present week he has re-visited Newmarket to win the Clearwell Stakes on the opening day of the meeting. Moti Mahal ran very fast, as is her wont, for five furlongs, and then faded out. While she was walking round in the parade ring before being mounted, I noticed with much interest how she seems to "plait" her fore legs as she moves. Especially does she seem to bring the off fore foot across the other as she moves forward. The odd thing is that it was a marked characteristic with her famous sire, The Tetrarch, and, incidentally, it accounted for his early withdrawal from the racecourse. He probably "plaited" in his half-speed work, for he struck himself more than once just above the fetlock, and the last time he did so, not long before the Derby, proved fatal to his further career.

I well remember being impressed with the way Pharos won the Duke of York Handicap at Kempton Park a year ago. The weather was bad and the going heavy. It was thought that the conditions would be totally unsuited to Lord Derby's horse, but he won very easily with something like three lengths to spare. That performance, however, was altogether dwarfed by what he accomplished on Saturday last, when he was returned the winner of the handicap with six lengths to spare of his nearest attendant, Lord Rosebery's lightly weighted three year old, Joy Rider. It was positively electrifying to see Pharos come bursting out of the bunch of horses that had rounded the elbow bend and had got their heads well turned for home. You expected one or two of the lightly weighted ones to stick to him, at least for a while. Then what of Warden of the Marches, who had been regarded, with 16lb. in his favour, as his great rival for the honours of this race? One noted him in Lord Lonsdale's colours, and momentarily he looked like coming along, too, but, like the rest, he just fell away into the background. The foreground was entirely monopolised by Pharos, who, with his head carried unusually low—this is characteristic of the horse's way of galloping—came on with a suggestion of sheer exuberance, to win in the manner I have described. Joy Rider might, perhaps, have

been a little nearer but for swerving more than once up the straight; while Verdict may be said to have run well, bearing in mind that she will probably be a bit better by Cambridgeshire day.

Perhaps Pharos has won the Champion Stakes at Newmarket this week. I shall be surprised if he has not done so, because he gives the idea that he is the best horse in the country at a mile and a quarter. It would be appropriate, therefore, were he to repeat his fine double event of last year and so make an entry into stud life with honours thick upon him. One need have no fear as to his stud future, for if ever a horse looked like making a big success on the ground of performances, breeding and character, then it is Pharos. No wonder Lord Derby would not entertain selling him. Warden of the Marches' performance must not be allowed to discredit the St. Leger form. The conclusion I have arrived at is that the colt has gone off, and this is not at all unusual with horses that have gone through a hard season, culminating in a St. Leger preparation. There must come a reaction, and, though there was no suspicion in the case of Warden of the Marches, the race did reveal unquestioned loss of form.

Perhaps So is quite a charming brown mare by Hapsburg from one named Pert, and—if my memory is not at fault—Mr. Cecil Boyd Rochfort did not give a deal for her when he bought her for the Dowager Lady Nunburnholm as a yearling. She has previously run well over the five furlongs course at Kempton Park, and that there is much in this partiality of certain horses for certain courses, she showed when she won the Queen Elizabeth Handicap last week-end. She did so, though not having the better of the start. I believe there would have been more confidence in her had she not run very badly at York in August, when much expected to do otherwise. There was a suspicion that she might be tiring of racing, but nothing could have been smoother than her way of winning this race at Kempton Park. She will make an excellent type of brood mare, for there is a strong strain of St. Simon on the sire's side.

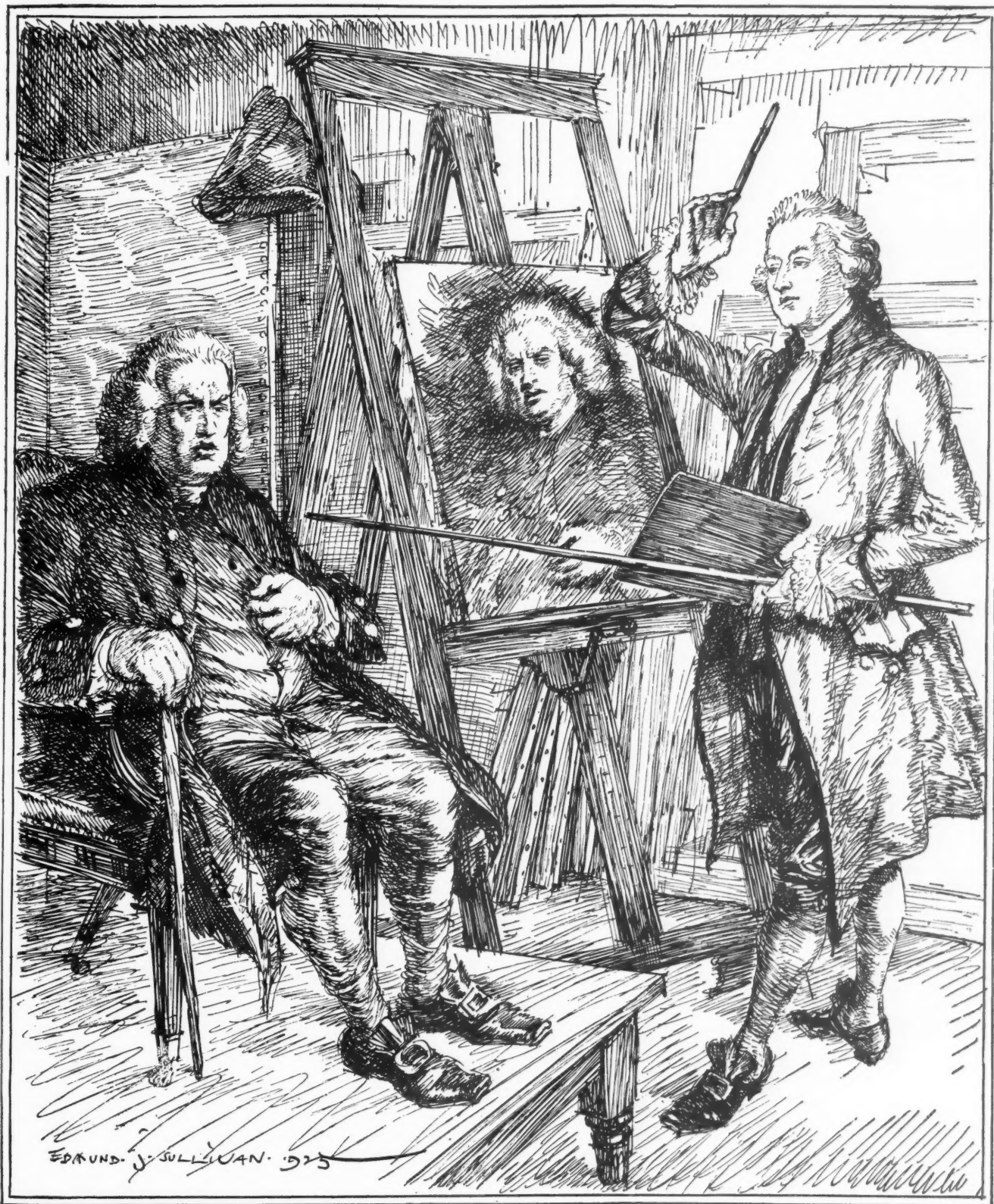
Friar Wile won the Kempton Park Nursery of five furlongs because, in the first instance, he is a two year old above the average in point of merit, and, being so good, he was treated by the handicapper as if he were under the average. That is to say, he was given at least 10lb. too little. Everyone was aware of the fact, none more so than the bookmakers, and they saw to it that an undue amount was not won from them by at once asking for odds, so that finally he started at 7 to 4 on. The colt, which is by the Sandringham sire Friar Marcus, won by a length and a half, but I do not agree that he won as easily as is stated elsewhere. I thought Donoghue had to push him very hard in order to shake off Gliding Orb, who was only receiving 1lb. from the hot favourite. With Coronach, Friar Wile, Monk's Way, Legionnaire, and one or two others, Lord Woolavington should be well to the fore next season, though two of them, Legionnaire and Monk's Way, do not suggest being any more than sprinters. On his breeding, one would be justified in saying the same thing of Friar Wile, except that he gives the idea from his way of racing that he may be something more than merely a short runner.

THE FUTURE OF BECKHAMPTON.

Lord Woolavington, by the way, is now reported to have purchased the Beckhampton training stables, and, presumably, the gallops attached to them. This follows on Lord Woolavington's recent purchase of the old Northaw Stud at Potters Bar, which was the first place at which Mr. J. B. Joel bred racehorses. The idea, which is very sound, is to give the mares at Lavington Park Stud, near Petworth, a change at least once a year. Beckhampton was made famous as a training establishment by the late Sam Darling in the days when he won the Derby with Galtee More and Ard Patrick, and in one year won the Chester Vase, Ascot Stakes, Ascot Gold Cup and the Cesarewitch with the same horse—Willonyx. The old trainer's son, Fred, has splendidly carried on the traditions of the place, having had an unbeaten horse in Hurry On, in 1916, and twice won the Derby since the war, with Captain Cuttle and Manna respectively.

The present trainer had something of a struggle to re-establish himself after the war, but he is an absolutely untiring worker, ambitious and most knowledgeable. Those virtues have enabled him in a very short time to build up one of the greatest racing stables in the country. I venture to say that during the next few years we shall hear much of Beckhampton and its triumphs. Some of the best yearlings of this season have gone there. Many of them have cost many thousands of guineas, and Mr. H. E. Morris, the owner of Manna in particular, has bought with little regard to cost if he could have his way and secure the best. Lord Woolavington's stud has been so re-organised of recent years that it must begin turning out high-class horses, and, of course, he will be the chief patron of the stable in future. Then others of the Beckhampton patrons are the Duke of Portland, Lord Dewar, Lord Lonsdale and Mr. Charles Howard, in addition to Mr. George Drummond. Watch Beckhampton during the next two or three years. The best part of its history has still to be written.

PHILIPPOS.

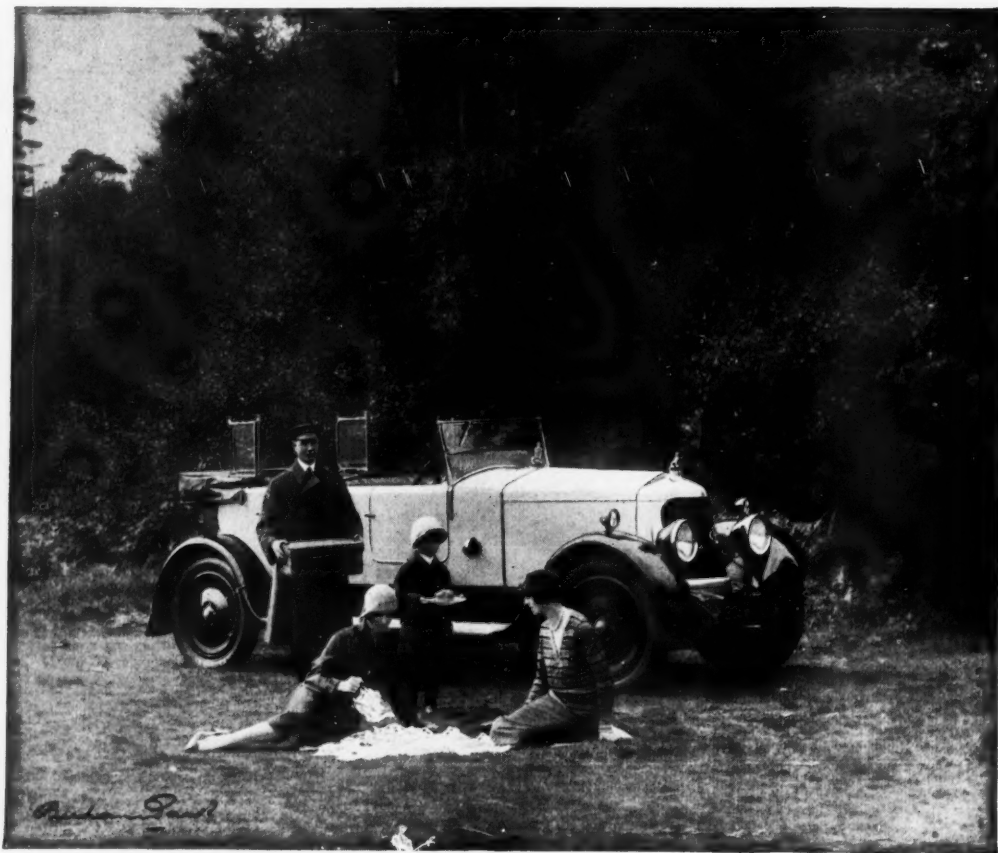
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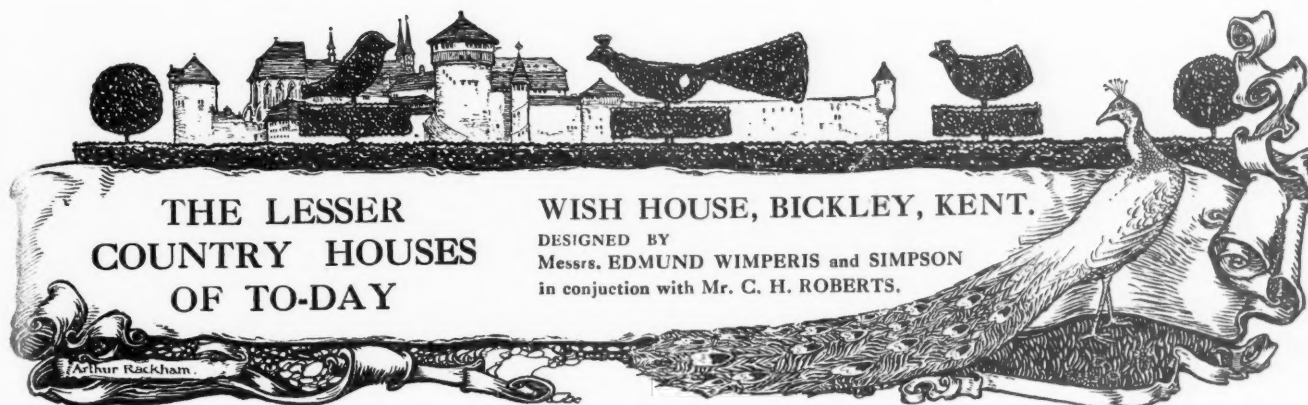
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A CERTAIN architect whose domestic work is very successful was once asked by a lady client just how he started to design a house. He replied: "The first thing I do is to go to the site and sit there all day." That perhaps was not absolutely true, in point of hours, but it did convey the architect's governing idea, which was to realise exactly how the house could best be set upon the site, what were the prevailing conditions, and especially what should be done as regards the aspect of the different rooms. Prospect and aspect are commonly coupled together, and to each is ascribed an equal measure of importance; but from the point of view of the occupation of a house, aspect is very much more important than prospect. Many a house has been spoiled on account of a beautiful view from its windows, because the domination of this has meant the sacrifice of the principal rooms in the matter of sunlight.

These remarks have a pertinent application in the present instance, for in the setting of Wish House on its site the cardinal idea was to have a convenient plan with the rooms so arranged that they got the fullest possible amount of sunlight. The house stands back at a little distance from a roadway, but instead of adopting the usual treatment with the front entry on this side, the client, Major C. H. W. Edmonds, and his architect took counsel together, and decided that it would be a far better arrangement to have the front entry at one end of the house. This is the east end, and, as the plan shows, it has enabled the entrance hall and staircase and the

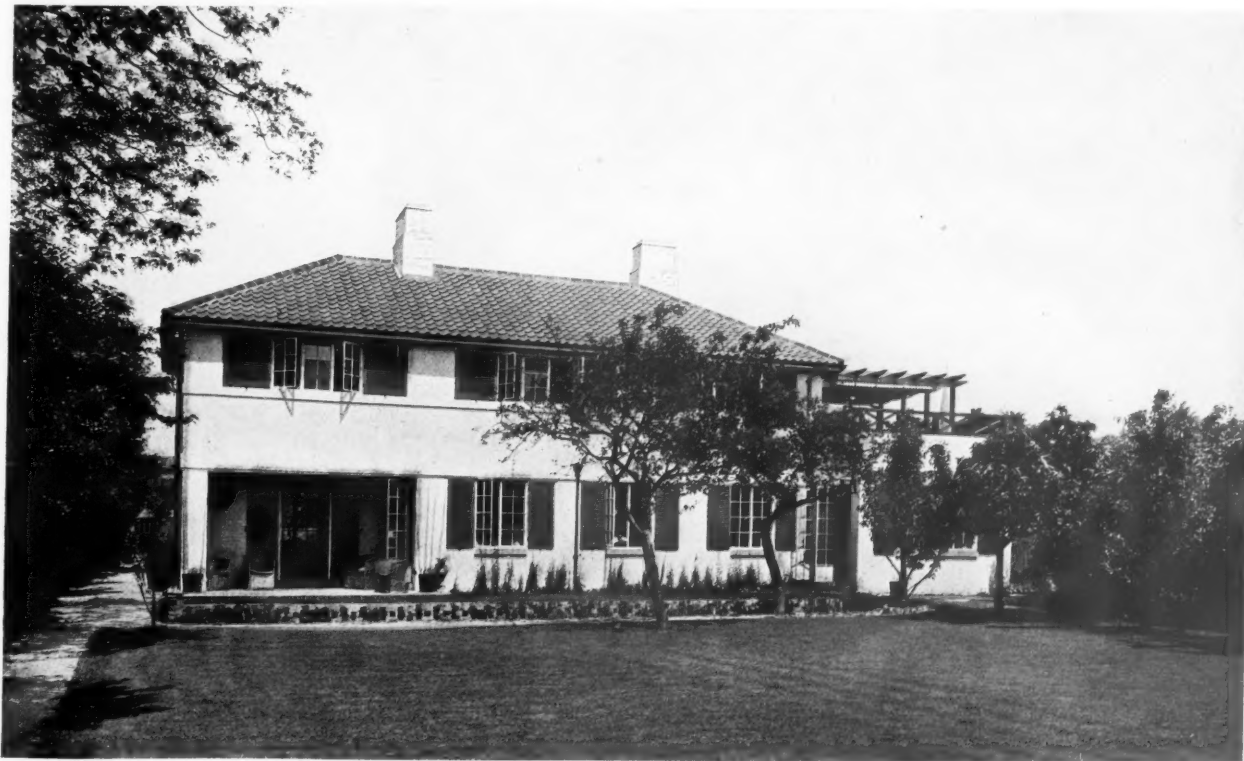


FROM THE SOUTH-EAST.

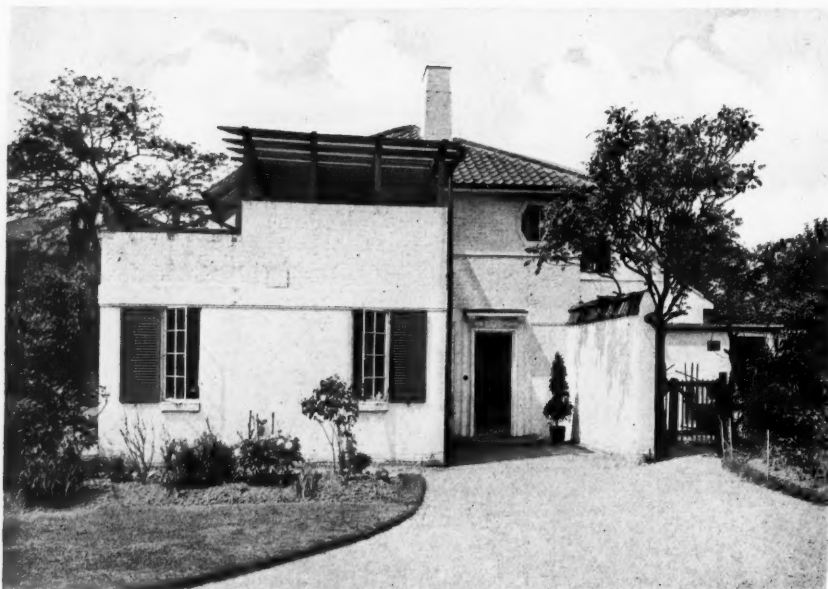
kitchen quarters to be set on the north side of the house; the living-rooms and bedrooms thus gaining full advantage of the south aspect.

The site, when taken over, formed part of the orchard of another house, and it still possesses the asset of established fruit trees.

As is shown by the detail view at the top of the next page, the entry is between flanking walls. The doorway leads into a vestibule, which has a lavatory at one side of it, and an inner door that cuts off draughts from the hall. The staircase, of oak, rises



SOUTH FRONT.



FRONT ENTRY.

in one flight with winders to the first-floor landing, and under it, at the end of the hall, a place for cloaks is provided. From the hall is entered the living-room. This is 20ft. long and has a fireplace on its inner wall, there being a hearth fire with a tiled surround and painted wood mantel. The walls of the room are of putty colour, which always makes a very pleasant background. The furnishing here and elsewhere in the house was schemed above all things to give comfort.

Out of the living-room a "sun-room" opens. A room of this sort is commonly provided in American houses; and, indeed, in some respects this house recalls American examples. The sun-room has windows on three sides, with a seat under the big window that looks south, over the garden.

The hall at its inner end opens into a lounge—a term that has many meanings, some of them rather uninviting, but in the present instance it is a house-place of an attractive sort; in point of fact, it has become the most inviting place in the house. There is a brick-built fireplace with a modern hearth grate, and on either side are pedestal seats of the kind beloved especially by men. There are two doorways in the lounge, one opening into the dining-room, which is about 15ft. square, the other opening into a stoep, which is planned outside the dining-room at the south-west corner of the house. This stoep is a delightful sitting-out place, being roomy and of sufficient depth to give shade on a hot summer's day. The kitchen quarters do not call for any detailed description. The plan shows their arrangement, and it will suffice to note the placing of a service pantry between the kitchen and lounge and dining-room.

On the first floor the whole of the south front is occupied by three good-sized bedrooms, the end one on the

west having a dressing-room adjacent, and the corresponding position on the other side of the house being apportioned to the bathroom. On the north side are two maids' rooms, with windows looking east and west. The three principal bedrooms have fireplaces, and all are provided with built-in cupboards. The bedroom at the south-east corner has a doorway opening on to a roof stoep, which comes over the sun-room. This is not just an architect's pleasantry, but a place used for sleeping out of doors throughout a goodly part of the year, overhead protection for three-fourths of its area being provided by an oak framework, glazed.

The fabric of the house is of brick-work whitewashed, the roof being of pantiles. The windows are steel casements and have slatted shutters admirably in scale with the elevations.

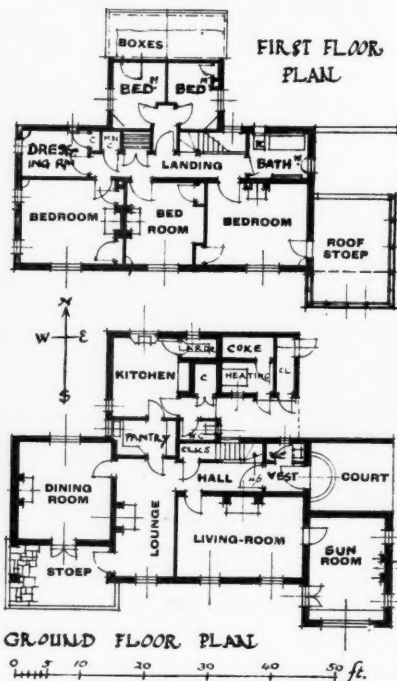
On the south side of the house is a terrace overlooking the lawn, and on the other side are a small orchard, a kitchen garden and a play-place for children, with a round pool in a hollow overlooked by a summer-house. Wish House makes altogether a very attractive home on the fringe of London. R. R. P.



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THE ESTATE MARKET INCREASING BUSINESS

LARGE acreages of land, animated bidding at auctions; first-rate residential properties, privately and otherwise sold or let; a tendency towards the purchase of large country houses for occupation; a thoroughly practical intention to quote fair and reasonable prices and to do business on that basis—these are some of the principal points to be noted again this week. It is all gratifying evidence of sustained and increasing strength. Opportunities of a favourable character are to be seen in the many announcements of impending sales or lettings, and the tone is excellent in all departments of the Estate Market.

THE BUNGALOW, RIVINGTON.

THE BUNGALOW, Rivington, the late Viscount Leverhulme's Lancashire property, is to be offered by Messrs. Knight, Frank and Rutley, at Manchester on November 5th. It is almost on a level with Rivington Pike, 1,193ft. high, whence may be seen the Isle of Man, Welsh mountains and Cumberland and Yorkshire hills. The property, 45 acres, has a Japanese garden, waterfalls and a lake, the home of flamingoes, swans and wild duck. To the north is a pigeon-tower with cotes 250ft. in length. On the west is Lever Park. Winding up the same estate, Messrs. Knight, Frank and Rutley have other sales impending, among them, notably, that of The Hill, Hampstead Heath, a freehold of 7 acres, the mansion having a couple of picture galleries and a Pavonazza marble-paved sculpture hall.

Normans, Rusper, near Horsham, a seventeenth century residence with 51 acres, was sold at Hanover Square by Messrs. Knight, Frank and Rutley, in conjunction with Messrs. King and Chasemore, after the auction to Mr. Osman Giddy, acting for the buyer.

Lord Cromwell has taken No. 1, The Boltens, furnished, through Messrs. Knight, Frank and Rutley, whose sale of No. 43, Park Street, Mayfair, has been postponed from this week until November 17th.

BARLEYTHORPE: AN ODD DISH.

THE EARL OF LONSDALE'S estate of Barleythorpe, for many years used as a hunting-box by the Lowther family, to be offered by Messrs. Knight, Frank and Rutley, adjoins the town of Oakham. This interesting old town has produced many celebrities in its time, one of whom, Jeffrey Hudson, the dwarf, was a well known character at the Court of Charles I. He stepped into the royal service out of a large venison pasty placed before the Queen, at a feast given by the Duchess of Buckingham. His minute satin Court suit may be seen in the Ashmolean Museum. Barleythorpe is a comfortable old mansion, with stone mullioned windows, and the sale, at Oakham on the 28th inst., comprises 642 acres, and most of the village of Barleythorpe.

The Sussex estate of Holly Hill, 336 acres, between Forest Row and Hartfield, will not be submitted to auction next Monday, as it has been privately sold by Messrs. Knight, Frank and Rutley, in conjunction with Messrs. Turner, Rudge and Turner, to a client of Messrs. Curtis and Henson.

Illustrated particulars have been published of Lucknam Park, Chippenham, which is to be offered by auction by Messrs. Knight, Frank and Rutley, with Messrs. Nicholas, at Chippenham, on October 29th. The estate extends to 916 acres, and besides the Georgian mansion, there are the Home Farm with an old Cotswold manor house and stud farm.

Sir Harry Malet's Wilbury Park estate has been sold by Messrs. Alfred Savill and Sons, with Messrs. Knight, Frank and Rutley. Included in the sale is Wilbury House, built in the reign of James I, one of the earliest examples of the Italian style in England, the estate extending to 830 acres. Messrs. Duncan B. Gray and Partners acted for the purchaser, who has bought for occupation.

CHELWOOD VETCHERY SOLD.

SIR STUART SAMUEL, represented by Messrs. John D. Wood and Co., has sold Chelwood Vetchery, four miles from Forest Row, an exquisite modern house, some twenty years old, in 100 acres, encircled by the Ashdown Forest. There is a central tower which commands views unsurpassed in England.

The grounds, bordered by a trout stream, derive an added beauty from the 90 acres of woods belonging to the estate. The design of the gardens is in the form of a series of five terraces, and includes a gravel terrace, with clipped yew hedges with steps to a double croquet lawn. The walls of the terraces are stone, covered with alpine and other plants. Below the croquet lawn is a lily pond, and below that another terrace with lawn, and beyond that an orchard. On the east side is a long bowling green, enclosed by a clipped yew hedge, rose gardens, a triangular garden, long paved walks, the whole being clothed with a wonderful growth of fine trees and specimen plants and shrubs. This completes quite a chain of sales in Sussex by the same agents, including Slaugham Place; Chelwood Corner; Ravensworth; Amberley Castle; and Haresfield estate, belonging to Prince Munster, with the exception of the mansion. These are all recent transactions, and have been announced in COUNTRY LIFE.

The sale of Banstead Manor, Cheveley, near Newmarket, and 302 acres, with stud farm, is announced by Messrs. John D. Wood and Co., and local correspondents amplify the note by adding that Manna, the Derby winner, will be kept there at some time in the future. Another racing establishment, Beckhampton, is said to have changed hands, and it is asserted—though we have no confirmation of the statement—that Lord Woolavington has bought the latter.

Rotherfield Hall, Jarvis Brook, a Sussex seat of Elizabethan character, is to be let unfurnished for seven years, through Messrs. John D. Wood and Co., at £600 a year. It is within a short walk of Crowborough Beacon golf course.

Messrs. Ewart, Wells and Co. have just purchased for a client, through Messrs. Harrods, Limited, Pachesham Lodge, Leatherhead, a fine modern house. They have also sold, since the auction, Oakhurst Court, South Godstone, over 40 acres, and Kenward, Pembury, a modern mansion in a park of nearly 70 acres, for many years the residence of Mr. Hedges, who was M.P. for Tunbridge Wells; and have bought, for a client, Warren House, Caversham, near Reading (through Messrs. Nicholas). This was restored by Mr. W. J. Fitt. Numerous sales of new houses on Bridge Farm estate, Edgware, have taken place through them and Messrs. Cross and Cross.

SOUTHERN AND OTHER SEATS.

LORD ACTON'S trustees have let Aldenham Park, Salop, for a term of years to Colonel H. A. Orme, of Wolverhampton, through Messrs. Curtis and Henson.

Sissinghurst Grange, near Cranbrook, having been sold by the same firm, they are to sell the contents at the end of this month. The Grange was originally an old farmhouse, and has been carefully enlarged and modernised, and the gardens and grounds have been the special care of the vendor for twenty years or more.

Ranksborough has been sold by Lady Ranksborough, represented by Messrs. Curtis and Henson, to a client of Messrs. John G. Head and Co. It includes Ranksborough Gorse, a favourite Cottesmore fox covert. Coming auctions by Messrs. Curtis and Henson include, in conjunction with Messrs. Denyer and Co., Hollenden Park, Hildenborough, near Tunbridge Wells, an imposing residence with 115 acres, at the Mart on November 4th, and Annan, in Ashdown Forest.

With the exception of five lots of building land, the whole of the Ducklys Park estate, Ashdown Forest, which consisted of thirty lots, has been sold. Messrs. Turner, Rudge and Turner were associated with Messrs. Duncan B. Gray and Partners in the sale. The principal lot consisted of Ducklys Park Farm, 100 acres, with model buildings erected recently.

Messrs. Rawlence and Squarey of Salisbury, Westminster and Sherborne, notify the sales of outlying portions of the Sampford Courtenay estate, belonging to King's College, Cambridge, £9,305 for 419 acres; and Sampford Courtenay glebe, £1,263 for 22 acres. For the Marquess of Winchester the firm offered Lains Farm, Ampot, Andover, when 377 acres were sold for £4,959, including timber. At the auction at Leamington, one lot out of the three offered, on behalf of Lord Willoughby de Broke, found a purchaser

The 109 acres, containing Old Beacon on Windmill Hill, realised £2,281, including timber. The private sale of Child Okeford Manor estate, Dorset, a mansion with 217 acres of land, was effected in conjunction with Messrs. Constable and Maude.

KEEN COMPETITION AT AUCTIONS.

VERY large realisations of land are reported from various parts of the country, among them over £27,000 for part of the Gainsborough estates in Rutland, by Messrs. Royce, in conjunction with Messrs. Cumberland and Sons; approximately £60,000 for North Lincolnshire land, the Earl of Yarborough's, through Messrs. Dickinson and Davy and Messrs. Riggall and Riggall; and part of Rowington Hall estate, Warwickshire, 110 acres, for £4,170, by Messrs. Ludlow, Briscoe and Hughes; also considerable transfers of landed property in North and South Wales, with plenty of purchases everywhere by sitting tenants, including over £100,000 for outlying portions of Lord Penrhyn's Carnarvonshire estates, tenants buying about £75,000 worth.

Hothorpe and Marston fox coverts are close to The Roserie, Sibbertoft, an old house and 18 acres, on the edge of the Pytchley and Fernie, sold by Messrs. Holloway, Price and Co. at Market Harborough, who have re-sold part of the Grove estate, a hunting-box, the sale of which was notified earlier in the year.

The Royal Naval College, Osborne, as it formerly was, is to be let with 60 acres, at a nominal rent to an approved lessee, through Messrs. Daniel Smith, Oakley and Garrard, Messrs. H. and R. L. Cobb and Messrs. Clutton.

The Hotel Washington, Curzon Street, and building land at Effingham and elsewhere have been sold by Messrs. Battam and Heywood.

Messrs. Alexander King, Limited, have sold to the Latvian Government the corner residence, 87, Eaton Place, S.W. The sale took place in conjunction with Messrs. Golbie and Green.

SYSTON COURT FOR SALE.

WHEN Sir Robert Atkyns' "Ancient and Present State of Gloucestershire" was compiled, it included a contemporary engraving of Syston Court as it existed in the early years of the eighteenth century. The estate was then described as the property of Samuel Trotman, whose ancestors had lived there from the reign of Charles I. When the many illustrations of the ancient house were published in a special article on Syston Court in COUNTRY LIFE in 1905 (Vol. XVIII, page 486), Syston was the seat of Major F. B. N. Dickinson. Now the house and 880 acres are for sale by Messrs. Norfolk and Prior, on the instructions of Mr. J. E. Rawlins.

Lower Bellmans, Checkendon, Oxon, a modern residence in the Tudor style, of old material, standing in 5 acres, two miles from Huntercombe golf course, has been sold privately by Messrs. Norfolk and Prior.

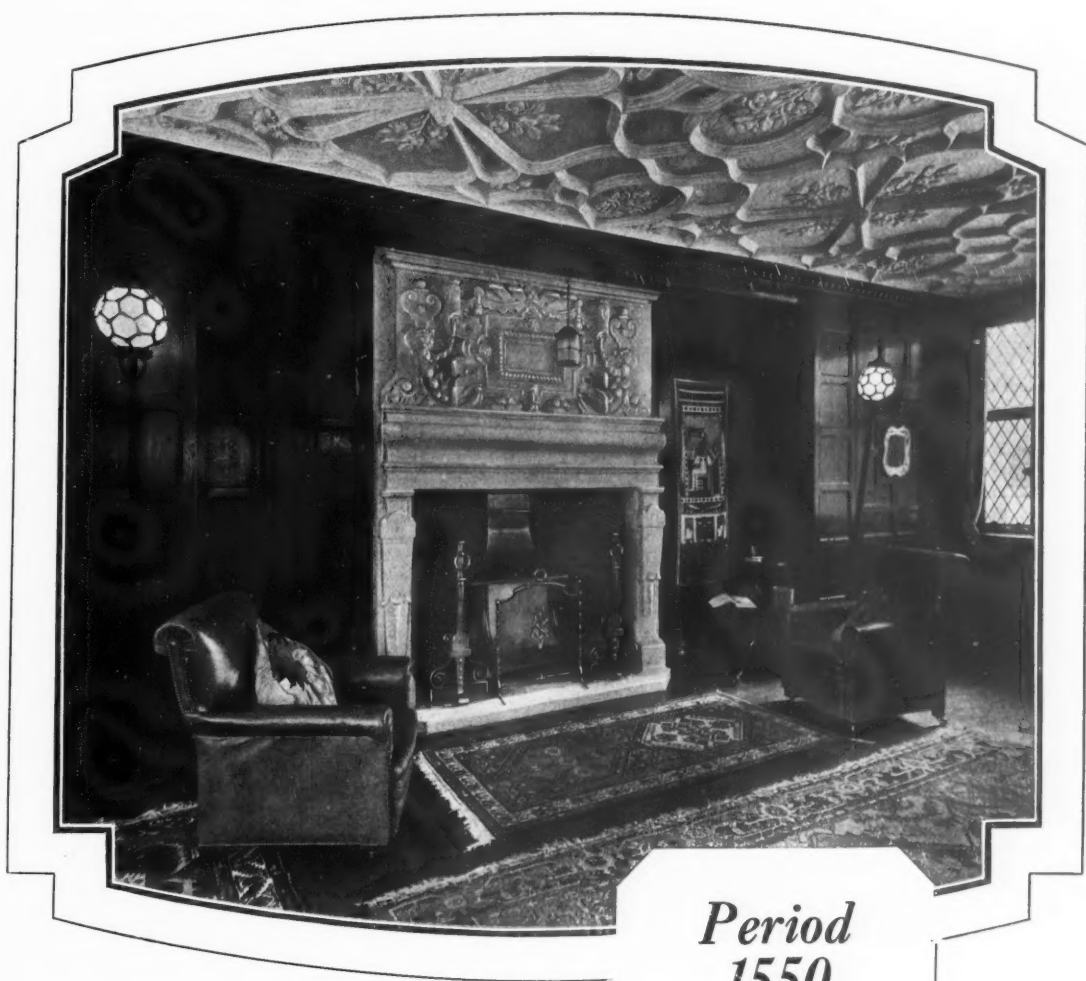
Messrs. Norfolk and Prior, acting in conjunction with Mr. C. F. J. Richardson of Minehead, are instructed to submit The Combe, Nettlecombe, an Early Georgian residence, at Taunton next Saturday, approximately 13 acres. It is a hunting-box, with polo at Dunster, five miles off.

An auction of the fifth portion of the Iford estate, Pokesdown, Bournemouth, comprising fifty-one sites, was held on the estate by Messrs. Fox and Sons, and every plot was sold, for £7,460.

In the centre of the Quorn country is Sludge Hall, Billesdon, to be sold by private treaty, a good hunting-box of medium size, with stabling for twenty-one horses. On the estate of 126 acres is "Lord Morton's" fox covert. Failing a sale, an offer for the hunting season would be entertained by Messrs. Ralph Pay and Taylor.

The Duke of Somerset has this month directed Messrs. Charles Cooper and Tanner to offer 730 acres of the outlying parts of the Maiden Bradley estate, by auction, at Frome and Devizes next Wednesday and Thursday. The land lies in the parishes of Semington and Melksham and vicinity. Maiden Bradley was the subject of an illustrated special article in COUNTRY LIFE (Vol. IX, page 464), but this is simply a sale of outlying properties.

ARBITER.



Period 1550

A simple oak panelled room, typical of English work of this period.

The mantelpiece shows the influence of the Renaissance, with traces of crude traditional craftsmanship.

The ceiling is interesting as an example of geometrical patterning expressive of the gothic idea.

The Styles of other days

From the Tudor Period onwards, England may claim a succession of architects and furniture designers second to none in the world—Sir Christopher Wren, the Brothers Adam, Chippendale, Hepplewhite, Sheraton and others. That there is not more of their *original* work left to the world is regrettable enough; and it is a comforting thought that Harrods experts, well versed in the craft of other days, confidently undertake to reproduce the style of any bygone time.

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NEW LIGHT ON BOTTICELLI

OF all the Italian painters, none, perhaps, makes so general an appeal to-day as Botticelli. Our appreciation of him is still flavoured with a touch of the romance of discovery, for it is not so very long ago that the full significance of his art was realised, and that he began to be judged not only by the standards generally applied to Renaissance painters, which had merely served to show up his deficiencies in the sciences. The greatness of Botticelli lies, perhaps, in that he rose above the common language of his time and expressed himself so universally that his message may outlast that of his contemporaries. The appearance in 1913 of Mr. Binyon's study of "The Art of Botticelli" was a landmark in the rise of this new estimate of the painter, and brought him nearer to the spirit of this age. His spiritual insight, his music of line, the joyous movement that he alone knows how to express without laying overmuch stress on the merely physical aspect of bone and muscle, the ethereal quality of his saintly and angelic figures, no less than of his pagan deities, achieved largely because he dared to disregard the laws of gravity, these are qualities that made the high esteem in which he was held in his prime wane towards the end of his life, and were naturally completely beyond the comprehension of the seventeenth and eighteenth centuries. To-day many critics do not hesitate to place him, as an artist, on a level with Leonardo. Dr. Wilhelm Bode, who has just published the fruits of his prolonged study of Botticelli in a new volume of the "Classics of Art," *Sandro Botticelli* (Methuen, 31s. 6d.) does not go quite so far, but treats of him sympathetically and with deep insight, bringing to his task not only a knowledge of painting but also his wide study of other branches of Renaissance art, such as sculpture, architecture and costume, which leads him to modify considerably the hitherto accepted number of works attributed to the painter. On grounds of style, he disposes of the time-honoured tradition that Sandro worked under Pollajuolo, and sees, instead, the influence of Verocchio in the master's early works. Dr. Bode's attributions will doubtless not pass unchallenged, but we may thank him in parenthesis for not fighting out his battles too much in public, for if there is one thing that makes a book absolutely unreadable to any but the expert, it is this controversial attitude. Yet it is none the less full of novel views and debatable points. For example, Mr. Berenson's pet creation, "Amico di Sandro," is, in the course of these pages, mercilessly dissolved into thin air; and we note with particular pleasure that Dr. Bode accepts unquestioningly as Botticelli's work the beautiful portrait of "Smeralda Bandinelli" in the Ionides collection—surely the most delightful painting in the Victoria and Albert Museum! Perhaps it looks even lovelier hanging as it does, between Watts and Rossetti, than were it seen among its contemporaries in the National Gallery; but it certainly is one of the brightest gems of Quattrocento portraiture, and undoubtedly represents the lady who



BOTTICELLI'S PORTRAIT OF "SMERALDA BANDINELLI," THE SUPPOSED MODEL FOR VENUS IN "PRIMAVERA."

also posed for Venus in Botticelli's "Primavera." The illustrations in this volume, though ample in quantity, leave something to be desired in quality of reproduction, as a reference to some of the pre-war volumes of the series only too clearly shows.



"PRIMAVERA."

From "Sandro Botticelli" (Methuen.)

KEEBLE (1914) LTD.

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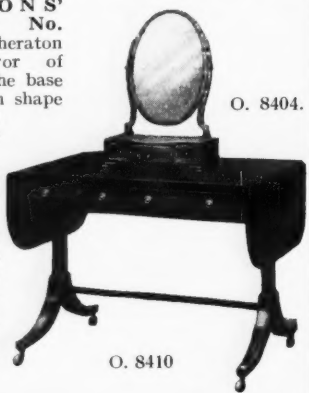
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O. 8404.

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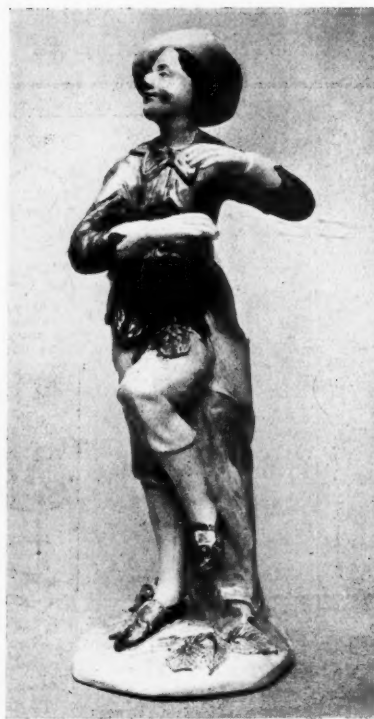
THE GRIFFITH COLLECTION

INTERESTING STAFFORDSHIRE SALT-GLAZE.

THE collection of Staffordshire salt-glaze formed by Mr. J. Henry Griffith, which is distinguished by a judicious selection of examples, though concentrating on the happy colour values of a number of enamelled pieces, contains also a number of figures in white salt-glaze uncoloured stoneware, and the rare "agate" salt-glaze figures. The work of the early Staffordshire potters is, for the most part, a rustic craft, a native product, still racy of the soil. "It is quaint, homely and unsophisticated, and if we except the phenomenon of Dwight's figures, it is without any lofty



BIRD ENAMELLED IN ROSE, BLUE, GREEN AND YELLOW ON A ROSE-COLOURED STUMP.



A SMILING PIERROT, BRILLIANT IN CANARY, ROSE AND BLUE.

double eagle, a shepherd with his dog, satyrs, winged cherub heads, and unicorns, together with a coat of arms (unidentified). In one panel, a satyr dances above or upon the heads of the company below; in another is a drinking party in which the two smaller figures are seated and clothed, while a nude figure upon a larger scale lifts a goblet and smokes a pipe. In a tea canister, one side is moulded in unusually high relief with a half-length of Flora carrying flowers in both hands, framed in scrolls; and the "scratched blue" method decorates the other faces, one of which is inscribed "Martha Saymore, September ye 21th, 1770." Of early date (about 1720) is a teapot, of which the drab-coloured body is relieved by applied vine trail and grapes in white clay, while two cats and a figure of a woman, of agate ware, which date from between 1740 and 1750, have prominent bead-like eyes of brown clay, and the figure of the woman is splashed with blue.

About 1750 a new technique was introduced—the painting of the finished salt-glaze with coloured enamels, of which the inception is ascribed by tradition to two Dutchmen. At first (according to Shaw's account in 1829) the enamellers "embellished merely the tasteful productions, figures, jars, cornucopias, etc., and the rich carved work on the vessels; then they painted groups of flowers, figures and birds, and at length they copied upon their breakfast and dessert sets the designs of the richest oriental porcelain." Most of this enamelled ware can be ascribed to the twenty years following this introduction.

A teapot, of which the ground is green and the handle and spout aubergine, has, relieved upon a turquoise panel, a bust of Frederick the Great, King of Prussia, the "Protestant hero," whose popularity in England is reflected for a time upon ceramics. Very brilliant in colour are also the rose-coloured water-bottle decorated with two horizontal bands and with painting, chiefly in rose and green, of rose sprays; and the fine pair of vases decorated with lion masks in relief, and enamelled with flowers in pink, green, yellow and blue, partly upon a turquoise blue ground.

The collection is especially rich in salt-glaze figures. Of two brilliantly coloured birds dating from the first years of George III's reign, the smaller, perched on a rose-coloured stump, is enamelled in rose, blue, green and yellow; the larger bird in canary, red, turquoise blue and other colours. Equally brilliant is the fine Pierrot in canary, rose and blue, half-balanced upon a tree stump, which is probably derived from some figure of the Italian comedy. In numerous pieces of tableware the low relief detail is enhanced by painting in enamel colours.

Among the small figures suitable for the china cabinet—or, perhaps, the dessert-table, upon which it was the fashion to place sets of Oriental masquerade figures and the like for ornament—is Mezzetin, in blue coat, ruff, and draped in a rose-coloured cloak. A figure in white salt-glaze—the Lawyer, in long-sleeved robe and three-cornered hat—also comes from the Italian comedy by way of Meissen. The Jacobite cause, so long favoured in England even when the Restoration of the Stuart Dynasty had passed from the realm of practical politics, is commemorated by a teapot and a punchbowl, each painted with a bust of the Young Pretender.

After the introduction of the finer earthenware, such as Wedgwood's, the manufacture of salt-glaze became less flourishing, and practically ceased in 1780.

This interesting collection, which adequately represents the range of Staffordshire saltglaze, is now exhibited at Messrs. Stoner and Evans' of King Street.

A PEDESTAL WRITING TABLE.

In the "Director," in his explanatory notes of an illustration of a knee-hole writing table, Chippendale tells us that "they frequently stand in the middle of the room, which requires both sides to be made useful." A writing table, formerly in Sir George Donaldson's collection and now at Messrs. Arthur Edwards' of Wigmore Street, was designed to stand centrally, and has drawers upon either side. The mouldings and frieze are carved with classical enrichments, and upon the shaped corners are sprays of fruit and flowers caught up by a ribbon tie. The top is lined with leather.

J. DE SERRE.

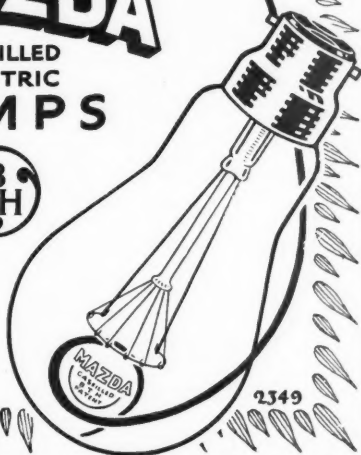
pretensions, but intended rather to supply the needs and to ornament the houses of simple folk." In consequence of this we get a juxtaposition of bright colours, as we see in a teapot, moulded upon the body with panels representing battle scenes and troops in marching order, in rose, green, blue and canary yellow; and also a certain oddity of ornament, as in a jug of moulded stoneware, dating from about the middle of the eighteenth century. This is of interest from the wealth of fantastic patterns lavished upon its vertical panels, which feature Æsop's fable of the fox and the crane, a

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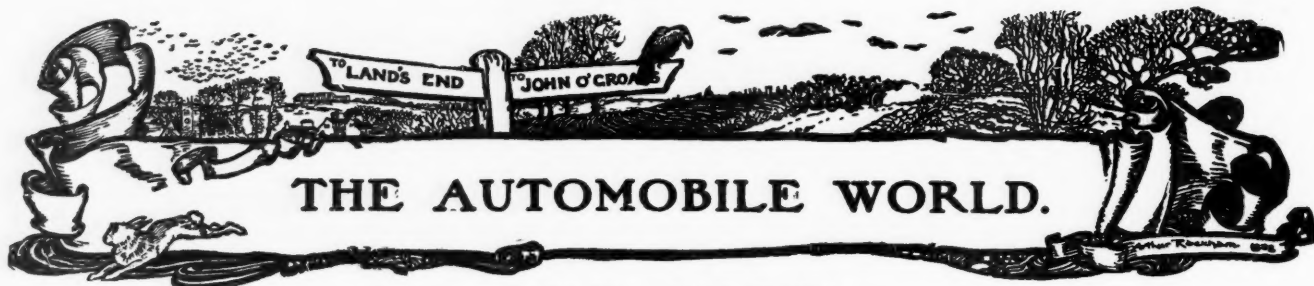
PEOPLE don't plaster their walls with a miscellaneous assortment of pictures nowadays. Have a few etchings in the room, by all means, and let your Middletons frieze give you that warmth, that colour and perennial brightness, which will make a room cheerful even on a dismal day in January—and the room facing North.

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THE SHOW

ANTICIPATIONS that this year's Show, the nineteenth of the series, would be one of the most interesting and successful of all have been more than realised. The new models, most of which were reviewed in our last issue and some in this, are as a class more promising than any group of new models seen at any recent show, and they are the most comprehensive in their range. From the big Bentley to the small Fiat they one and all embody an obvious soundness of design and avoidance of freakishness with yet ample originality that is most refreshing. And it is significant that these two extreme cars—the Bentley and the Fiat—have called forth unanimous approval from the critics. Nothing better than either of them has yet been seen in their classes, and both should enjoy great popularity in the coming season. Similar hopes are more than justified by a careful inspection of such new six-cylinder cars as the Vauxhall, Crossley and Singer, while the new two-litre four-cylinder Lagonda sets a new standard in the medium-powered car of high performance and is bound to serve as an inspiration to other makers.

It has now been usual for some years to say that the Show presents new ideas in the matter of value for money, and the feature is more prominent this year than ever. Really serviceable and truly economical cars are available at £150—there is one at well under this figure—while a genuine saloon at £200 on a well proven chassis is something quite new. Perhaps the palm in value-for-money appeal must be divided equally between the new Hillman and the new six-cylinder Singer. The former is a four-cylinder car rated at 12.8 h.p. priced at £290 for the chassis and £320 as a complete four-seater, and the latter is priced at £375 as a complete four-seater saloon with pneumatic upholstery. Both cars have, of course a very up-to-date specification, and both are fitted with four-wheel brakes. Although new, neither of these cars is an untried or problematical proposition, for both emanate from firms of standing and both have been adequately tested by their makers before being placed on the market, the Hillman, indeed, having been in the experimental stage for over two years, and this also applies to the new

Crossley. As evidence of the variety of the exhibits at Olympia, what better examples could be cited than the utility Trojan and the magnificent Barker Rolls-Royces with their varnished wood finish?

Of the variety of the coachwork and the magnificence of that on the higher-powered chassis it is impossible to convey an adequate idea by verbal description. But two tendencies are strongly marked, the first is an increase in roominess, especially in the bigger cars, chassis having longer wheel-bases in many cases and in some cases new chassis having been introduced primarily for the carrying of larger bodywork than was previously possible on the maker's largest model even when this was quite large. Thus both the new straight eight Sunbeam and the new six-cylinder Vauxhall have both been introduced to provide larger enclosed cars than were possible on the 20-60 and the 23-60 chassis of these two makers respectively. The other tendency is that towards the increased employment of closed coachwork on small cars. Every small car in the Show is available with a saloon or coupé head, and in some cases only the closed models are shown on the stand, so that the makers obviously expect most business with this type.

MOTOR POLITICS.

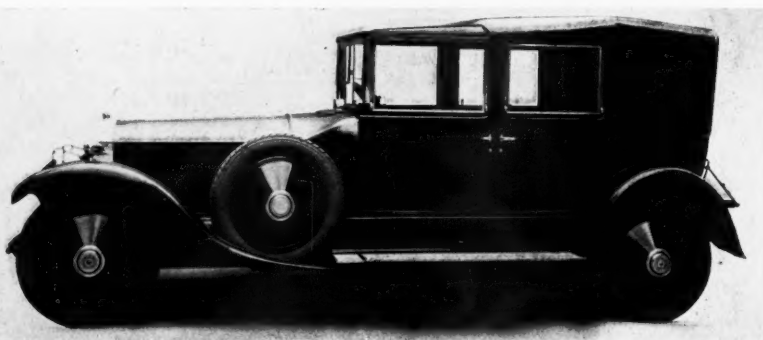
The annual banquet of the Society of Motor Manufacturers and Traders, which precedes the opening of the Show, is, of course, the occasion for a review of the affairs of the industry during the past year and of any recent or proposed legislation likely to affect the manufacture or use of the motor car. A point that could not possibly be overlooked this year was the restoration of the McKenna Duties, and their effect on the trade generally and especially on car prices. It was sometimes urged by those opposed to these duties that they would cause an increase in the price of the home-produced article, but the simple fact is that this year the prices of British cars have touched a lower level than ever before. That they are not lower still is probably largely due to the temporary nature of the duties, the manufacturer does not know whether he will have their benefit next year or not and consequently he has had to tread warily in the extension of his production programme, which is the means by which he

effects reduced selling prices. If the duties were re-imposed either for ever or for a period of say ten years, the British manufacturer could embark on a production programme that would make still lower-priced cars a certainty. As it is we have probably touched rock bottom for some time to come.

It is undoubtedly in large measure to the McKenna Duties that the improved overseas business in British motors is due. The British car is making great progress in overseas markets and the general trend may be judged from the facts that, whereas in 1920 the excess of our motor imports over exports was over 14½ million pounds, in 1924 this excess had fallen to half a million pounds.

In proposing the toast of the Motor Industry, Sir William Joynson Hicks, the Home Secretary, spoke of the rapidly increasing road fund and the use that might be made of its monies. He referred to the definite ministerial promises made when that fund was re-modelled five years ago, that it should be devoted exclusively to the maintenance and improvement of the roads; the fund was officially regarded as a voluntary tax paid by motorists in order that they might have better roads, not only for their own use, but for the benefit of the whole community. Any diversion of the monies of that fund to any other purpose was a matter that would justify the strongest possible resistance.

Sir William made a suggestion that is certainly worthy of serious consideration by the authorities and all concerned. It was that in view of the rapid and certain increase in the road fund revenue, a loan of say twenty millions should be raised at once—it could be paid off in very few years—and should be devoted to the development of our roads at the present time, when general trade was so poor. In a few years time there would not, in all probability, be the present large number of unemployed, labour for diversion to road work would not be so plentiful and there would not be such need for "relief" work. In every way the time was now opportune for attention to road matters, and there was the further incentive that until our roads were very much improved the continued growth of the motor industry must be somewhat cramped. Everybody to-day was a motorist, whether a motor owner or not, and it was a matter of



EXTREMES AT OLYMPIA.

The solid-tired Trojan at £125, and a Barker Rolls-Royce cabriolet de ville at £3,150.

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Chassis - £465

Front Wheel Brakes (Tax £21)
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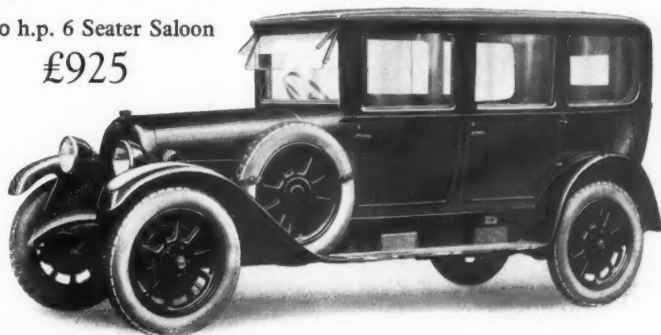
Model 519, 40 h.p.

Chassis - £720

Front Wheel Brakes (Tax £27)
4 Speeds Forward and Reverse.

20/30 h.p. 6 Seater Saloon

£925



Standard equipment for every touring car and chassis includes: Electric Lighting Set and Starter, 5 Lamps, Clock, Speedometer, Spare Wheel, and 5 Tyres. Any type of coachwork supplied.

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national concern that our roads should be as good as possible as soon as possible.

In replying to this toast Sir William Letts, the President of the S.M.M.T. estimated that the revenue from the taxation of motorists might, within three years, reach the figure of £50,000,000 per annum, and surely here was enough money

to justify an immediate loan for a great road improvement and extension scheme. Roads were a sign of advancing civilisation and we must have them if we are to progress not merely as motorists, but as a nation. A fitting scheme put in hand at once would go a long way towards solving the present unemployment problem.

hard is not the car that the average purchaser would be well advised to buy.

POWER-TO-WEIGHT RATIO.

Many quite experienced motorists seem entirely unaware of what it is that ultimately determines the performance of a car on the road. There is quite a widespread but entirely erroneous belief that a car with a high engine power rating must be faster than a small car, that it will climb hills better, and that it will inevitably be more durable over long periods of use. In the last of these ideas there is certainly a substratum of truth, but the other two are utterly without any foundation in fact.

The performance of a car on the road is ultimately determined by what is known as its power-to-weight ratio. That is, the actual power available to haul the weight of the car in its fully laden state, of course.

Unfortunately, the power ratings given to our cars and accepted by the Treasury are no index whatever as to the actual power outputs of their engines. I say unfortunately, but perhaps it is really very fortunate, for if engines were taxed according to their actual h.p., the owner of the ordinary small car now called a 10 h.p. would probably have to pay some £25 per annum in tax.

Any good modern engine gives actually a much higher power than that at which it is rated. An ordinary ratio between actual and rated h.p. is about $2\frac{1}{2}$ to 1. That is to say, an engine rated at 10 h.p. is normally capable of giving 25 h.p., and an engine rated at 30 h.p. will actually give about 75. There are a few cars in which this ratio is less than $2\frac{1}{2}$, and such are known as low efficiency cars. It does not follow that they are bad cars by any means, but they are not what may be called typical examples of modern ideals and practice. One very popular American car, perhaps the most popular car in the world, has an engine of which the actual maximum power output is less than the rated h.p. On the other hand, we have cars like the 30-98 Vauxhall, which, rated at 23 h.p., actually gives about 120; the 12-50 Avis, the rating of which is 11.8 and the actual power output not much less than 60; and the Aston Martin which, rated at 10 h.p., is actually capable of giving not less than 70 b.h.p.—b.h.p. standing for brake or actual horse power. These are all standard cars sold to the public in the ordinary way of business. It is no uncommon thing for racing cars to have a ratio of actual to rated h.p. of as much as 10 to 1. Thus in the 200 mile race just held at Brooklands some of the small cars competing and having engines rated at about 10 h.p. were actually developing well over 100.

Now consider the case of two cars each weighing 15cwt. and each having engines rated at 10 h.p.; the one engine has what is called an efficiency ratio of 2 to 1, the other of 4 to 1. In other words, one engine has 20 h.p. as its actual maximum, the other double this amount. Which car will have the better performance on the road? Look at the same thing from another angle. Two engines each rated at 20 h.p. and each of similar design and approximately similar efficiency so that each develops about the same actual power, say 50 b.h.p., are fitted in two different cars, one an enclosed saloon luxuriously finished and able to carry seven passengers, the other with a comparatively light four-seater body. The weight of the enclosed car fully laden on the road would probably be about two tons, that of the other may well be under one ton. Here, again, the certain difference in the performance is too obvious to need comment.

Any potential buyer seriously interested in the prospect of his car's performance should make it his business to

SOME POINTERS IN CAR JUDGMENT

A DECADE ago the selection of a motor car for any ordinary individual was a comparatively difficult matter. Not only the type of car required but the actual sample of the type needed careful consideration, for in any given class there were always several vehicles of which the performance and style of running were distinctly problematical. To-day these limitations have largely disappeared. The struggle for existence has now reached a stage when only the fittest cars survive, and it may, I think, be said with absolute safety that Olympia now houses no really "dud" motor car. Having decided on the type that he really wants, the buyer may select his particular car from out of that class by some such comparatively superficial standard of judgment as the aesthetics of the body, the elaborateness of the inside equipment or the shape of the side curtains. This may be done, and with safety, but I do not go so far as to suggest that it is the ideal method.

More dissatisfaction is caused among car buyers by the purchase of a car utterly unsuited for the work that it has to perform than any other single factor. The man who appreciates extreme liveliness, the ability to soar swiftly up any hill and to pass almost any car that he may see on the level, will be sadly disappointed if he buys a 12 h.p. five-seater saloon. The man who wants comfort under all conditions of weather and road will curse heartily the day when he paid out his good money for a sports model, even though there are some sports cars with thoroughly efficient weather protection. The man whose motoring consists chiefly of week-end pleasure riding, with perhaps a normal complement of three or four passengers in addition to himself, wants a very different car from the individual who wants a vehicle to carry him daily on business calls when he will be the only occupant. The commercial traveller may consider a coupé a very elegant-looking and ease-suggesting car in which to sit, but if his samples are at all bulky he will soon lose all appreciation of the elegance of the car in his abuse of its practical limitations.

These considerations are all more or less obvious, and in view of what has previously been said in these pages on the subject I do not now propose to enter into further details in these respects, but there are a few general considerations that the buyer of any kind of car will do well to bear carefully in mind.

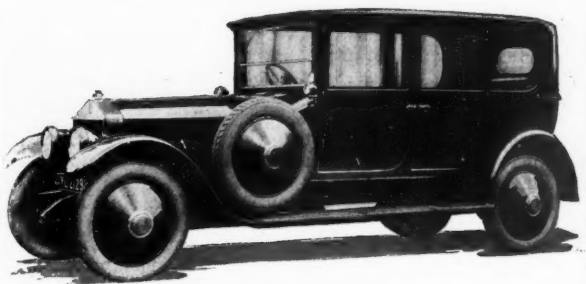
Now that the soundness of chassis design and construction and the provision of reasonable service facilities may be taken for granted, there is no doubt that the most important single consideration is the second-hand market commanded by any particular car. No one but a madman or a millionaire should buy a car for which a guaranteed second-hand market does not exist. In spite of occasionally expressed beliefs to the contrary, a man does not buy a motor car to take to his grave, or at least he does not buy it with that intention. At some time or other he will want to sell it, and it is here that the discriminating purchaser will score over the man who has simply based his choice on the quantity of car offered him for a given sum. A car of first-class make and reputation, even though apparently not quite such good value for money as a comparatively unknown

rival on a near-by stand, is invariably a wiser and safer investment. Many an excellent but comparatively unknown car is practically given away at the end of six months or a year's service, even though it may be as good at the end of that time as it was when new. In fact, it may quite conceivably be very much better. Depreciation is the most expensive of all items in the running cost of the modern car, and it is the item on which every buyer who has to consider cost in any way whatever should lay the greatest stress.

BRITISH AND FOREIGN CARS.

It is in this matter of depreciation that the universally accepted and genuine superiority of the British car over its foreign rival is made most apparent. At the show one may see on a certain stand a British car priced at £600. Not a dozen yards away is a foreign car of very similar specification and the same carrying capacity priced at only £400. Turn to the small advertisement columns of the technical journals in which many motor cars are advertised for sale every week. It will be found that the British car depreciates about 25 per cent. of its value for one year's use and afterwards about 10 per cent. per annum, until at the end of about six or seven years a figure is reached below which the car never seems to fall. For its foreign rival it will be found that the depreciation is nearer 40 per cent. for the first year and 15 per cent. for each succeeding year up to about five. Mathematically inclined readers may work out for themselves which car is the better investment in the long run, but they should also bear in mind the superiority of performance and reliability that are given them in the initial and all succeeding stages for the extra £200 outlay, and remember the probability of greater economy due to a more efficient engine.

I have an acquaintance who is at this very moment accumulating a very useful little fortune by the sale of a very popular and much boomed American car. He uses one himself for his own personal transport, and his procedure is not without interest. In the twelve months in which he has been "handling" this particular car he has owned personally no fewer than three. He runs each one for about 2,500 miles and then he sells it. Look into this a little more closely. Having run three cars of this make he can certainly say with authority and truth that personal experience of no fewer than three of these cars has given him implicit trust in their capacities. But it can also be said that any modern car cannot help but give satisfactory service for 2,500 miles. And if you go out with this enterprising salesman in one of his own cars and ask him to show you the actual limit of its capacity, he will invariably tell you that while this *marque* of car is really extremely fast and can do most that any much higher-powered car can do, his own particular sample being comparatively new must not be driven hard, so he would rather be excused from pushing it to its utmost. He says, and he is probably right, that this car is not properly run in until it has done 5,000 miles. If he is right, then the obvious retort is that any motor car that needs 5,000 miles of careful driving, or nursing in fact, before it can be driven



When coachwork competes with chassis

for supremacy, particularly when the latter is the world-famous ROLLS-ROYCE "PHANTOM," there must be something wonderfully appealing about the former. The

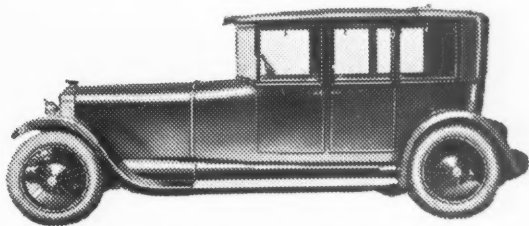
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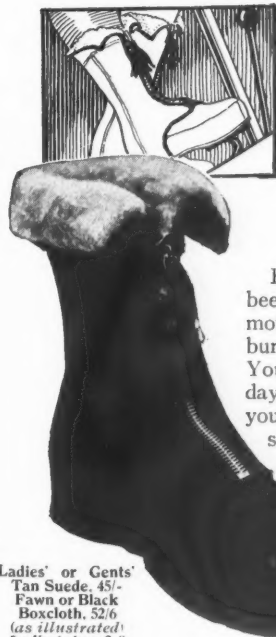
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ascertain the ratio of the actual weight of the car and the actual power output of its engine. In practice it is, of course, the weight of the car with passengers that must be considered, but as a matter of convention the weight of the car unladen is generally taken in the determination of the power-to-weight ratio, and although somewhat misleading in itself, it is a perfectly safe standard if applied universally and consistently.

OTHER DETAILS.

As regards other aspects over which a potential buyer should concern himself, I think that the one calling for most stress is accessibility. How many greasers has a car got, and can each one of them be got at readily? Does the prospect of the necessary change of sparking plug on a dark wet night mean the practical certainty of burnt hands from a too close exhaust pipe? If the dynamo is positively driven, is there an accessible method of adjusting its chain? Is the carburettor so placed that its drippings when it is flooded will fall direct on the magneto distributor or dynamo brushes? These all seem stupid faults, and they certainly are; but they may be seen on many modern cars, and can be detected by anyone who cares to take the trouble to look carefully before he writes out his purchase cheque.

W. H. J.

NEW MODELS AT OLYMPIA.

STRAIGHTFORWARDNESS of design is the characteristic of the new 12 h.p. Swift on Stand No. 149. The new engine is a side by side valve unit assembled integrally with the gear-box and having dimensions of 72mm. by 120mm. (rating 12.8 h.p.), so that it is considerably larger than that of its immediate ancestor. On paper the new chassis is but little different from the old except for the addition of four-wheel

brakes, but actually it is, like the engine, quite new throughout, and in addition to being thoroughly sound, it embodies many detail features that will appeal to the experienced driver. Thus the rear springs are mounted directly under the chassis frame, the brake drums are of ample size (14ins. in diameter), and the head lamps are mounted on adjustable brackets, so that any driver may easily adjust their beams as he best likes them. The semi-elliptic springs are no less than 36ins. long for the front and 50ins. for the rear, and the five-seater open touring body has four doors, its price being £375, this also being the price of the two-three-seater, and the saloon costs £100 more.

Exceptional value in medium-powered cars is offered by a new Standard, known as the 12-24 h.p., which, although known as a "future," came as a surprise to Show visitors, who found it on the stand (No. 106). With an engine rated at 13.9 h.p. (75mm. by 110mm.), three-speed gear-box, four-wheel brakes, shock absorbers, spring gaiters and balloon tyres, this car sells complete as a five-seater for the very low price of £275. The body has four doors, adjustable front seat and all-weather equipment similar to that fitted to Standard cars last year. Equally striking in value is the saloon, which, with four doors, seating for four, and seven lights, four of which may be raised and lowered, costs £335.

NEW SMALL CARS.

A new car, known by its makers as the 13 h.p., although its engine rating is but 11.9 h.p., is the Clyno, this new model, of course, not replacing the 11 h.p. model which has been on the market for some years and has been very much improved for next season. The engine dimensions of this new Clyno (Stand No. 99), are 69mm. by 100mm., which has long been a very popular size for one and a half litre engines, the capacity given by it being 1,496c.c. The chassis of this new car follows the

general lay-out of the smaller model, having a three-speed gear-box, with right-hand control and four-wheel brakes, while the body is very well equipped with adjustable front seat, three panel windscreen, screen wiper, electric horn and both luggage grid and rear screen on the four-seater model. The prices are also strictly competitive, being £240 for the two-seater, £260 for the four, and £298 for the four-door four-seater saloon.

For many seasons the Humber Eight has been one of the best, as well as the most expensive of the miniature four cars, but for next year it is being superseded by an entirely new, though equivalent model. This new car is known as the 9-20 h.p., and though larger in engine, chassis and accommodation than the Eight, costs practically the same, while its design is practically the same as that of the two larger Humber models. The bore and stroke of the new engine are 58mm. by 100mm., and the prices of the complete car are £260 for the open car and £315 for the saloon.

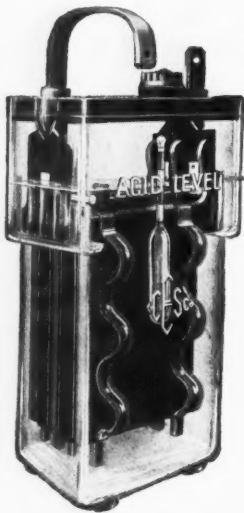
Although much has been heard of it for some time, it is at this year's show that the 7 h.p. Fiat makes its public debut in England. It is shown on Stand No. 185 as a chassis, priced at £185, and as a coupé priced £315. The specification of the chassis is ordinary enough, comprising a four-cylinder engine with overhead valves and having a bore and stroke of 57mm. by 97mm., three-speed gear-box and full electric equipment, but the whole design is both neat and clever, and a unique feature for so small a car is the fitting of servo operated four-wheel brakes.

In addition to the existing three models, the 12-24, the 12-28 and the 15-43, there is a new De Dion car for next year, known as the 10-20 h.p. This model has engine dimensions of 62mm. by 110mm., a four-speed gear-box and four-wheel brakes, the chassis price being £255 and the complete four-seater car £295.

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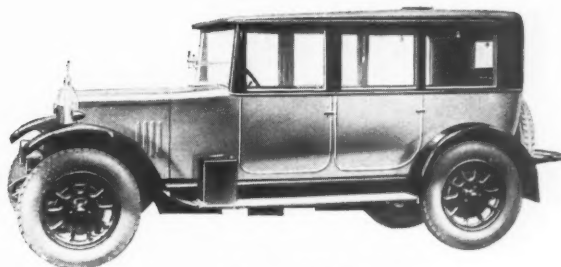
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PARTRIDGE "HUNTING" ON A ROUGH SHOOT

OCTOBER shooting—given the average amount of cover in the way of roots, clover-heads, etc.—is a comparatively simple affair, but when, through limited acreage and scarcity of birds, the owner of the shoot is chary of asking guests to such a doubtful and modest day's sport and is perforce compelled to hunt partridges in solitary state, then there are certain ways of procedure that will add considerably to the opportunities for shots, which would not be provided if the "hunter" merely walked in aimless fashion.

Let the gun always remember that the natural inclination of the partridge is to run or squat, and only to fly as a last resource; and to contend with the running bird the field of cover—into which your birds have flown or which is known to be the usual haunt of a covey—should be walked in zig-zag beats of continually changing direction to a corner, following the procedure which would be employed if one was rounding up a flock of sheep.

This ranging by the hunter will also prevent birds from squatting, as the irregular beats and constant change of direction mystifies the partridges, and seeing an approaching enemy they will not care to remain in the line of probable direction, unless they happen to be in particularly thick cover where running is difficult. If the field is walked in regular straight backward and forward beats, the birds which happen to be in a position which no approach ever seems to threaten, will remain there and allow the pursuer to pass. Furthermore, the irregular zig-zag manner of walking will, by continually changing the direction in which the birds are being menaced, often cause a covey to scatter as they run, with the consequence that the isolated birds will finally sit like stones.

So far I have made no mention of the most enjoyable and very necessary part of a day's partridge hunting, for I have assumed that for finding the shot birds the retriever is as essential as the gun; but for the later months a really good dog will add 50 per cent. to the opportunities, as well as being more in demand for runners, owing to the necessity for longer shots.

And now let me try to abolish a superstition (created by men who have never seen a trial), that field trial retrievers cannot be used for rough shooting; certainly I do not advise the use of a dog in this way until it is properly educated and sedate, but as the Labrador which I chiefly use for partridge hunting—even allowing it to range as a spaniel—happens to be a field trial champion, I do not think that the trial dog critics have much of a case.

In November and December cover is scarce, and the partridges are strong and more inclined to use their wings, so that increased guile is necessary on the part of the hunter. The birds must be rounded up and persuaded to fly into the best cover available—it is advisable to choose days on which there is not a strong wind, for the latter tends to make the partridges wild—and the roots, or whatever the cover consists of, must be walked up-wind in regular beats, where a setter would range.

It is here that the retriever should assist, for it will be noticed when the dog (at heel) gets the wind of any birds ahead, and when this happens the direction of advance should be altered so that the gun is proceeding on a course parallel with the probable line taken by the quarry, and about thirty yards from that line; about every forty yards a right or left turn should be made and the line crossed, so that the dog can verify by acknowledging the scent

that the birds are still advancing; when the hunter is within about ten yards of the end of the roots, he makes his final turn. The partridges, thinking that the enemy is advancing on a line which will miss them are content to run quietly on, whereas, in the case of an obvious direct advance they would have got up out of shot, but having run to the end of the cover, they get up when the gun makes his last turn and consequently when he is well within shot.

A more difficult method, which will sometimes answer when cover is absent, is to pick up a certain covey and to keep on following it and pushing it as far as possible away from its usual haunts (the small acreage is the handicap); and this will often have the result of making the birds sit better after having been put up several times, and when finally approached, they will fly back over the head of the pursuer and offer a good sporting shot.

MIDDLE WALLOP.

A BAD GROUSE YEAR.

MANY people have realised already how far the early, rosy reports of the grouse prospects in Scotland have failed to materialise. The following report, sent to me by a man who has a very wide experience of Scottish shootings, is rather doleful reading.

"The year 1925 will, I fear, be regarded as one of the very worst years for grouse in Scotland. Only in very few areas is there a normal stock. I was up in one of the famous Forfarshire glens on an excellent shooting, which could be depended on to yield at least 600 brace of grouse, and a party of seven guns only shot 58½ brace in three days. In a normal year this only represented a good forenoon's shooting. In fact, taking Scotland all over, there is not a good breeding stock left. One forenoon on the best beat of the estate referred to we had three long drives without a single grouse passing over the butts. Similar conditions prevailed in Lanarkshire, where six guns on a moor which averages over 1,000 brace only got 100 brace in four day's shooting. It is rather a curious development, because grouse prospects in the early part of the season were considered quite promising. On the Forfar moor I was on the gamekeeper saw plenty of birds as late as the early part of May."

My correspondent states that there can be no doubt that the grouse are dead from disease. He recalls the fact that the past two winters have been miserably wretched, cold and wet, without the usual amount of frost and snow, and the ground has become infected. Nature's method of disinfecting and purifying the ground is by frost and snow, and until we get a normal winter we may look for a recurrence of this dread grouse "disease." And this adverse report is confirmed by the London markets, which show that owing to the continued scarcity of grouse the cost of these birds still stands at an unusually high figure, young birds fetching up to 19s. a brace.

It is true that this summer of 1925, has been one of exceptional drought, but the dry weather only commenced with June, when a wet inclement spring, following a mild, but wet winter, had wrought damage beyond repair.

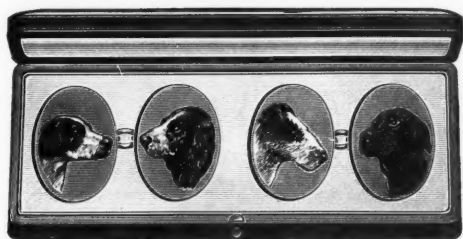
HENRY SHARP.

THE LATE MR. R. H. GALE.

MANY sportsmen will hear with deep regret of the death of Mr. Robert Henry Gale, a director of Westley Richards, the well known Conduit Street gunmakers, who recently died after completing more than half a century of service with the firm. Mr. Gale was founder and honorary secretary of the Middlesex Gun Club and an excellent all-round shot, a one-time chairman of the Gunmakers' Association, a member of the Council of the Clay Birds' Association since its inception, and known to many clay-pigeon shooters as the "foster father" of the sport. He was appointed manager of the London house of Westley Richards in 1899, and became a director of the company in 1905. His loss will be very deeply felt by many sportsmen who knew and liked him and reaped the benefit in various ways of his wisdom and experience in the art and craft of gun-making.

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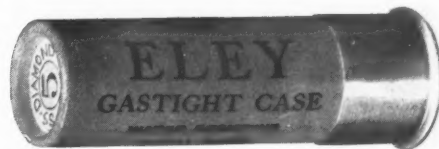


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The "Field" carried out a series of tests, and in a report, a copy of which may be had on application, said:—*

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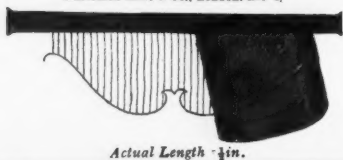


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SHOOTING PROSPECTS IN THE IRISH FREE STATE

IF the present indiscriminate shooting, in and out of season, continues much longer, most of the game birds in the Irish Free State will only be represented by a few specimens stuffed in a Dublin museum.

Grouse are shot in July, partridges throughout August, and pheasants in September.

Those who wait for the respective seasons to open only find a few old birds, which they then shoot.

According to a new law, a licence costing £2 is necessary in order to shoot game, but as little or no attempt is made to enforce this law, few go to the expense of purchasing the licence. Why should they, when for the sum of 5s. they can obtain a permit for a gun and shoot the whole country?

Cheap guns can be bought in any small town, and cartridges by the thousand.

In addition, many guns which were buried during the bad times are now dug up and are used daily by their owners, who seem happily oblivious to the dangerous condition some of these weapons are in.

The Irish Government is trying to educate the peasant up to the standard of having his home lit by electricity, whereas up to the present he has been quite content with the illumination provided by a candle stuck in a bottle. The magnitude of such a task naturally precludes any attention being paid to trivial details such as game protection.

The Irish Game Protection Association is doing what it can, but is unable to surmount unaided the obstacle of general apathy.

The legitimate sportsman, like other law-abiders in the Free State, is in the minority, and the prospect before him is a gloomy one; but here and there a bright patch is to be found.

In some districts, like Connemara, the natives cannot afford to buy guns or cartridges, and the game is largely unmolested.

Snipe, like the poor, are still with us. They are too difficult for the ordinary poacher to shoot.

Woodcock, too, owing to their migratory habits and the impossibility of making a big bag without beaters, will survive.

Duck accustomed to breed in Irish bogs will be shot in July; but, again, migratory wildfowl, especially on the West Coast, will continue to give sport.

Judging by noise alone, the game in many parts of the Free State should have been practically eliminated this season.

Fortunately, marksmanship is not a strong point, and I have known an Irish battle which raged day and night between rival armies for the possession of a castle, result in a peacock, roosting high in a beech tree, being the only casualty.

SURVIVOR.

GEESE IN THE NORTH.

ALBEIT in north-west Cumberland the past few weeks have given us a full measure of those "butterfly days" which a century back were characterised by Colonel Hawker as wholly unfit for wildfowling—nothing short of hard frost and heavy snow completely satisfying that father of all wildfowlers—there still have reached the Solway area thousands of pink-footed geese, widgeon and other aquatic fowl. With their vanguard here a full fortnight earlier, there came along within twenty-four hours or so around midnight of the 23rd and 24th of last month, flock after flock of these fine grey geese proclaiming, with clear bugle call, to the whole countryside, the fact of their arrival.

Usually the pink-footed geese reach the Solway district somewhat earlier than their

larger relatives, the greylags, and between the two species no great amount of cousinship is displayed throughout their winter sojourn. Within my own experiences these geese rarely, if ever, seek each other's society, so that on marsh, clover lea, or stubble field I cannot recollect to have found them joining forces. Generally, the pink-footed geese remain on the upper reaches of the Solway estuary, so following their custom on the Humber. The greylags usually are found in greater numbers in more westerly situations north and south of the Solway. The fields are cleared early this year of their harvest grain and any day now there may come urgent messages from neighbouring farmers telling of geese feeding on the oat stubbles.

The two species of grey geese just named are not the only wild geese visiting the vast area of the Solway. Numbers of barnacle geese spend each winter there, and these geese are now also arriving from their breeding quarters within the Arctic Circle. While the arrivals and departures of the three kinds of geese already mentioned may be fixed with some certitude, the same remark will not apply in the case of the bean, white-fronted and brent geese, for these are simply callers along the great extent of salt marshes in north-west Cumberland and Dumfriesshire.

HENRY SHARP.

GEESE IN NORFOLK.

NORFOLK should have an excellent wildfowling season this year. I was out on August 1st, and both then and since have not seen so many mallard and teal for several seasons for the time of year. Since then a good many widgeon have come in. Some arrived as early as September 5th, since when three or four big teams have been seen about the north Norfolk sea marshes. During the big tides I was on the Long Bank and saw there one long stream of curlew, redshank and other waders cutting across the Meal Marshes after the highest of the salt marshes had gone under water. Green plover are also in very large numbers this year, and some big bags have been made, in spite of the fact that, I believe, they are protected all the year round in this county, as elsewhere. The first lot of pink-foot geese arrived on September 14th, since when a few more have come in. Green plover and golden plover both arrived in fair quantities, but, so far, one cannot expect to do much good among them until frosty weather sets in. Generally considered, it should be an excellent season for wildfowl, more particularly if we have hard weather.

PERCY BARRETT.

"SEWIN."

WHY is that useful material, "sewin," not more generally used in covert-shooting? It consists, of course, of long lengths of string to which are attached at intervals feathers, pieces of coloured rag, or even bits of paper, the string being tied to light sticks set in the rides when shooting is going on. If the string is pulled by a boy stationed at any convenient point, all the rags flutter through the entire length of the line, and very few birds will venture to pass it in their attempt to cross from beat to beat. Where several rides converge a number of these strings will effectually "stop" every adjoining beat, and a single boy, by standing at the junction of the rides and working the strings, can do the duty of a whole army of stop-boys. "Sewin" is easily and cheaply made and will last through a whole season at least. It is equally effective outside a covert to prevent birds from running out, and is much better than untidy newspapers stuck here and there.

EARLY PUNTING BAGS.

THOSE punt-gunners who have been out on the Essex flats already have had quite fair sport for the time of year. Linnet, a professional gunner, who was the subject of a recent sketch in COUNTRY LIFE by Count de la Chapelle, has made several shots within the last week, which, although far from being remarkable, are distinctly good for the time of year—notably one which resulted in a pick-up of sixteen widgeon.



THE LAST MATCH.

From the painting by Joseph Simpson.

The name PLAYER on a packet of cigarettes guarantees the quality and purity of the contents. It is more than a name—it is a *reputation and a tradition*. Far-reaching resources have secured for PLAYERS the very cream of the world's tobacco crop, the choicest growths of Virginia leaf—cured and matured under ideal conditions with the skill and knowledge born of wide and varied experience.

PLAYER'S NAVY CUT CIGARETTES



PLAYER'S MEDIUM NAVY CUT CIGARETTES.



WITH OR WITHOUT CORK TIPS.

P.1220

Reg No .54,011



In felt and velvet with a deep band of both. This delightful hat exploits the new brimless back.

It was also remarked in these salons how those long silk scarves, shaped like a man's cravat, are still being shown, with felt or velours hat trimmed to match.

ONLY THE BEST.

The fact that felt and velours are still running a steady, neck-and-neck race is confirmed by the proprietors of the Lincoln-Imp range of hats, who are likewise proving, by extraordinarily large sales, that only the best in both is now accepted and worn. The simplicity of styles and paucity of decoration demand the finest qualities.

With a slight indication of greater width across the front, the Lincoln-Imp tailor-made type still keeps to small, close-fitting shapes, though there is a quite conspicuous difference in the cut and treatment.

One of the very latest models has the brim sheered off short at the back. There is often no brim at all there, but usually some threaded flat trimming. This model is illustrated, the actual hat sketched being in a *bois de rose* felt, the small roll-up

brim in front faced with stuck velvet, a deep band of these two mediums effecting a decorative finish at the back threaded through slits. And a similar effort is achieved in a delightful tapestry blue velours.

On the other hand, there are models that rely for their *chic* on deeper brims, upturned in front, and there cut in sharp ends threaded to form a flat bow appearance. A vastly important part, too, is played by the most intriguing little fancy jewelled and metal ornaments.

All establishments stocking the Lincoln-Imp range of hats are proud and pleased to display the trade mark, which stands for a guarantee of the best.

A LAW UNTO THEMSELVES.

It is an accepted and well known fact that the Maison Lewis, Regent Street and Paris, look to none for inspiration. They, so to say, "gang their ain gait," and are recognised leaders in the millinery world. So one always takes an open mind to this house, prepared for revelations.

Nowhere else is there to be seen the quaint little hat sketched, that at the back is slightly reminiscent of a bonnet. Made, as goes without saying, of felt, the latter is mingled with brushed velours, the whole in a pastel shade of blue, the only decoration comprising two small rabbit-like ears of the felt standing out at one side. Looking nothing in the hand, here is a model that at once assumes a character all its own when on the head.

Impossible to estimate the time it must have taken to fray out a wide width of soft silk which is employed as a swathe on a high crown velvet hat. The latter in itself represents a further novelty in being made of wide striped velvet, in two shades of tango, dark and light. The frayed silk, after swathing the base of the crown, resolves into surely the longest tassel ever exploited in millinery, falling at one side. A tassel, this, that is hand-made, as soft and light as feather-down, and mounted into a small dainty cup of red amber, studded with small pearls and tiny brilliants. A truly and supremely *recherché* creation.

"COUCHE VELOURS."

Just fresh from Paris is a further development of velours, and among the first to annex this is the Condor hat firm.



In pastel blue felt and brushed velours this model has a chic that is all its own.

Just the process employed is immaterial, since the result is a most attractive novelty, having the sheen and close texture of satin and panne, and, consequently, leading itself to more dressy models. The Condor efforts in this have only to be seen to be immediately coveted. They touch a high rung on the ladder of smartness.

In addition, there is a significant wealth of choice in stitched velvets. Models there that clearly demonstrate the tendency to width across the front, frequently accentuated by two stumpy ospreys, the one posed upwards and the other down.

And just a final word of some country caps, that irresistibly suggest the golf links. These again are of velours, but quite soft and malleable, and they are inset with *motifs* of the same in tastefully selected colour contrasts. For instance, a delicate powder blue shows cone-shaped insets of dull old pink and a darker blue.

From all of which it will be conveyed how the bugbear monotony is being successfully routed in the realms of millinery. L. M. M.

FROM A WOMAN'S NOTEBOOK

MODERN EMBROIDERIES.

It is a significant fact that many of the best artists are turning from the pliable material of oil paint to something which imposes more definite limitations on their ideas, and at the same time suggests beauties of its own. The quality of these beauties with regard to embroidery may be judged from the exhibition of works designed by Vanessa Bell, Roger Fry, Duncan Grant and Wyndham Tryon, and executed by Mrs. Oliver Strachey, Miss Elwes, Miss Mary Hogarth, Mrs. Bartle Grant, Mrs. James Rendel and others at the Independent Gallery. Every one of the designs is new and original in the sense that would make them eligible for the Paris Exhibition, as Mr. A. F. Kendrick observes in his preface to the catalogue. No suggestion here of tapestry covered chairs, or pile carpets, or painted pictures, but a real understanding of the opportunities offered by cross-stitch embroidery.

The first object to catch the visitor's eye is the large carpet designed by Duncan Grant. It is a little overpowering in the small room, and one wonders if the design is not too large for a carpet in any position except some vast audience hall, but as a wall hanging it would look superb. The ultimate inspiration of the

design might be traced back to Sassanian Persia (not the later Persia whence most carpets derive), and therein, as also in its daring colour-scheme, lies its supreme originality. The small carpet, with fishes designed by the same artist, is milder, but not less attractive, and probably more suited to the average interior. Another noble work, and a masterpiece of colour,



PANEL DESIGNED BY WYNDHAM TRYON AND WORKED BY MARY HOGARTH.

is the Banner of the Blessed Sacrament in *appliqué*, designed by Duncan Grant and cut by Vanessa Bell. The panels for a room designed by Wyndham Tryon and worked by Mary Hogarth, and the chair by the same artists, reveal the extraordinary adaptability of old-time stitching to modern needs, and a real inventiveness in combining colours. But it is the new ideas for furniture covers that interest us most of all, and that should be noted by all who have so far considered the only safe design to be an adaptation of "William and Mary." Perhaps the most successful are the two designs for priedieu chairs, No. 8, by Roger Fry, with its formal yet vigorous foliage pattern, and No. 9, by Duncan Grant, with an arum lily pattern of exceptional beauty.

WINTER SPORTS WEAR.

Far away as the subject may seem at the moment, this is undoubtedly the right time at which to consider one's outfit for winter sports if they are to play a part in the programme of the coming months. Burberry's, Haymarket, exhibition, which is going on until the 23rd, with daily parades of mannequins showing models for men, women and children at 11.30 to 1 and 3 to 5, is the obvious hunting ground for the best and most practical winter sports wear.



BY APPOINTMENT TO
THEIR MAJESTIES
THE KING AND QUEEN.



Smart Black Petersham Toque, trimmed with band of Persian Lamb and green Petersham through the centre. This Toque can be made in any colour, using most furs. **PRICE 5½ Gns.**

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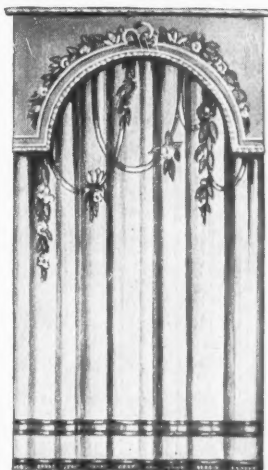
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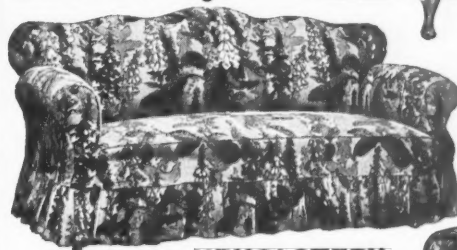
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Covered in Plain Lining with Loose Covers in "Foxglove" Cretonne as illustration.

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THE WINTER BREAKFAST TABLE

WINTER has its lovers as surely as summer, autumn or spring have theirs, and to them it is in a large degree the stimulation of the sense of contrast which is the secret of their delight. Snow-covered fields, mists that creep and hang over city streets, lanes where the leaves which were roofs have become carpets and lie yellow and rotting under foot, brisk walking in the teeth of a blustering wind—it is the return from these to the glowing fire, to shaded lights, the scent of flowers and the comfort of luxurious chairs which, by the sharpness of the contrast, quicken the winter lover's delight.

A dainty breakfast-table is a pleasure all the year round, but does it ever make a more certain appeal than when, on some cold, raw morning, the opening of the dining-room door reveals a glowing fire, a table with prettily coloured china ware, one of the gay modern breakfast cloths or a set of bright raffia mats, a gleam of silver and, above all, an appetising smell in which hot toast, coffee and "other small matters" are mingled in due proportion? If a "sluggard's delight" and an electric toaster should be included in the picture, it would be a sour disposition indeed which retained a breakfast-time gloom.

Electric toasters are among the many excellent fittings of that sort to be obtained at Messrs. Hampton's in Pall Mall East (S.W.1), whence also to our imaginary winter breakfast-table might have come the charming little electric table lamp with its pretty shade—a method of illumination likely to defeat even the gloom of a "London particular"—which figures in our row of breakfast-table desirabilities. As for the china, that appears in Messrs. Hampton's new Autumn Catalogue in all the charm of colour, the attractive coffee-pot and covered dish, though sold separately, being units of sets offered in Hampton's Powder Blue and Gold Dragon design—a very effective description—at £5 2s. 6d. for a breakfast set of twenty-nine pieces, with tea services and larger services at proportionate cost. Tea-pot and marmalade jar belong to Hampton's "Coloured Willow" design Staffordshire ware. In this a similar breakfast service costs only 34s. 6d., and as the pieces are excellent in shape and the ornamentation carried out in blues, yellows, reds and browns most effectively, it must be considered remarkably cheap. A dinner service of twenty-six pieces is sold for £3 3s. 6d.

A catalogue entirely devoted to china will be forwarded by Messrs. Hampton on request; but there are other contrasts of winter, besides the breakfast-table ones, equally precious and delightful to savour, to which their general catalogue may be taken as a guide. For instance, what cosiness equals the cosiness of bed in winter time, with the wind howling outside the windows: and what bed is really cosy without its eiderdown: and what eiderdown at its luxurious best, unless it be pretty and suits its surroundings? Then, how a glowing fire focuses attention upon the hearth itself. Here an excellent selection of fireirons and fenders is illustrated, not omitting the smaller but no less useful items, such as fireirons, trivet, coal helmet and a useful steel guard of the narrow meshed type, which it makes one's mind easy to leave before the embers at night. Of these, of fabrics for curtains and covers, of wallpapers, of kitchen requisites of carpets and rugs, of furniture antique and new—in fact, of everything to make winter enjoyable in the home—Messrs. Hampton's new catalogue has something interesting to tell, and tells and pictures it well.

EVERYTHING FOR MEN.

Regent Street is rapidly taking on that new guise which would be so surprising to our Georgian forefathers if they might return to walk it once more. Among the latest buildings to be opened for their lawful occasions is the splendid new Vigo House at the corner of Vigo Street, for which Sir John Burnet, A.R.A., has been responsible, not only architecturally, but also in regard to the fittings, furniture, and even the notepaper and the cheques. Here Messrs. R. W. Forsyth, well known in Glasgow and Edinburgh for many years, have opened a shop which is to supply "everything for men" on a par with the many which offer everything for women. The opening ceremony was marked by the gathering together in the principal showroom of a distinguished company, to whose admiration were displayed the many excellent devices by which every particle of space has been made of use and every possible convenience and pleasure of the customer studied. Vigo House promises to be the most interesting corner of London for every man who considers the subject of dressing well.

SECOND IMPRESSION.

MOUNT & MAN

A Key to Better Horsemanship

By Lieut.-Col. M. F. McTAGGART, D.S.O.

With a FOREWORD By F.M. VISCOUNT ALLENBY, G.C.B.

Illustrated by LIONEL EDWARDS

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All communications should be addressed to the Advertisement Manager "COUNTRY LIFE," Southampton Street, Strand, London, W.C.2.

General Announcements.

SEWAGE DISPOSAL FOR COUNTRY HOUSES, FACTORIES, FARMS, ETC.—No emptying of cesspools; no solids; no open filter beds; everything underground and automatic; a perfect fertilizer obtainable.—WILLIAM BEATTIE, 8, Lower Grosvenor Place, Westminster.

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LOOK! LINEN HUCKABACK TOWELS—White Irish linen hem-stitched huckaback towels, real good quality, which we can recommend. Large size, 24x40", four towels for 12/9. Special cheap lot of fine quality linen huckaback hem-stitched guest towels, size 15x22", four towels for 3/11, or 11/6 per dozen. During October free gifts of three ladies' dainty coloured sheer linen handkerchiefs will be given with order of 20/- or over. Write for complete bargain list to-day.—HUTTON'S, 10, Main Street, Larne, Ulster.

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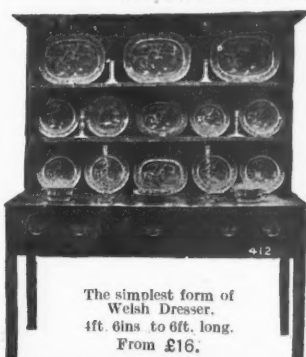
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The simplest form of Welsh Dresser. 4ft 6ins to 6ft. long. From £16.



This type is the rarest type, with a range of from five to six drawers and two cupboards below. Prices vary from £25 to £45.

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WE HAVE £50,000 WORTH OF STOCK TO SELECT FROM.



Original William and Mary Welsh Dressers From £18.



William and Mary enclosed Dressers. From £18.

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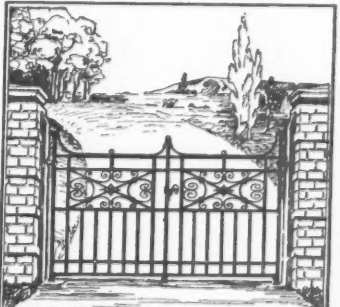
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